EXHIBIT 2

NON-UNIT AREAS

BUILDING A

NUMBER	NAME	AREA
1ST FLOOR		
A141	TRASH	38 SF
A142	LAUNDRY	132 SF
A145	COMMUNITY SPACE	698 SF
A146	QUIET ROOM	288 SF
A147	OFFICE	142 SF
A148	WELLNESS	80 SF
A150	OFFICE LOBBY	248 SF
A151	OFFICE	113 SF
A152	OFFICE	118 SF
2ND FLOOR		
A241	TRASH	38 SF
A242	LAUNDRY	132 SF
3RD FLOOR		
A341	TRASH	38 SF
A342	LAUNDRY	132 SF
4TH FLOOR		
A441	TRASH	38 SF
A442	LAUNDRY	132 SF
5TH FLOOR		
A541	TRASH	38 SF
A542	LAUNDRY	132 SF
TOTAL: 17		**2535 SF**

BUILDING B

NUMBER	NAME	AREA
1ST FLOOR		
B141	TRASH	98 SF
B142	LAUNDRY	220 SF
B145	MEETING ROOM	359 SF
B146	STORAGE	37 SF
B147	STORAGE	53 SF
B150	GYM	421 SF
B151	MAINTENANCE OFFICE	544 SF
B153	MAINTENANCE OFFICE	401 SF
B155	OFFICE LOBBY	305 SF
B157	OFFICE	182 SF
B158	OFFICE	148 SF
2ND FLOOR		
B241	TRASH	98 SF
B242	LAUNDRY	171 SF
3RD FLOOR		
B341	TRASH	98 SF
B342	LAUNDRY	171 SF
4TH FLOOR		
B441	TRASH	98 SF
B442	LAUNDRY	171 SF
5TH FLOOR		
B541	TRASH	98 SF
B542	LAUNDRY	171 SF
C545	COMMUNITY SPACE	183 SF
TOTAL: 20		**4024 SF**

BUILDING C

NUMBER	NAME	AREA
1ST FLOOR		
C141	TRASH	49 SF
C142	LAUNDRY ROOM	206 SF
C143	MAIL LOUNGE	839 SF
C150	COMMUNITY SPACE	2300 SF
C151	OFFICE	153 SF
C152	WELLNESS	86 SF
2ND FLOOR		
C241	TRASH	49 SF
C242	LAUNDRY	233 SF
3RD FLOOR		
C341	TRASH	49 SF
C342	LAUNDRY	233 SF
4TH FLOOR		
C441	TRASH	49 SF
C442	LAUNDRY	233 SF
5TH FLOOR		
C541	TRASH	49 SF
C542	LAUNDRY	191 SF
TOTAL: 14		**4720 SF**

PARKING CALCULATIONS

REQUIRED PARKING

A MINIMUM OF ZERO AUTOMOBILE PARKING SPACES ARE REQUIRED PURSUANT TO CA DENSITY BONUS LAW - GOVERNMENT CODE 65915

PARKING - SENIOR UNITS

0.5 STALL/UNIT
(0.5 x 92 UNITS)
46 STALLS

PARKING - NON SENIOR UNITS

- 0 TO 1 BEDROOMS: 1 STALL/UNIT (1 x 200 UNITS) **200 STALLS**
- 2 TO 3 BEDROOMS: 2 STALLS/UNIT (2 x 48 UNITS) **96 UNITS**

TOTAL PARKING: **342 STALLS**

REQUIRED ACCESSIBLE PARKING

REQUIRED

TOTAL RESIDENTIAL STALLS PER CBC SECTION 1109A.5 & 1109A.8.6 — TOTAL STALLS x .05 (340 x .05) **17 ADA STALLS (14 STD + 3 VAN)**

TOTAL GUEST STALLS PER CBC SECTION 11B-208.2.3.3 — **1 VAN STALL**

TOTAL REQUIRED ACCESSIBLE PARKING: **18 ACCESSIBLE STALLS** (14 STD RES + 3 VAN RES + 1 VAN GUEST)

REQUIRED EV STALLS

REQUIRED

TOTAL PER CGBSC SECTION 4.106.4.2 — TOTAL STALLS x .10 (342 x .10) **35 TOTAL STALLS**

TOTAL REQUIRED TO COMPLY WITH CBC SECTION 11B-812 PER CBC TABLE 11B-228.3.2.1 — **1 VAN + 1 STD + 1 AMBULATORY**

TOTAL REQUIRED EV STALLS: **35 EV STALLS (32 STD + 1 VAN + 1 STD ADA + 1 AMBULATORY)**

PROPOSED PARKING

342 STALLS

STALL TYPE	QTY
GUEST ADA VAN	1
RESIDENTIAL ADA STD	14
RESIDENTIAL ADA VAN	3
RESIDENTIAL EV	32
RESIDENTIAL EV ADA AMBULATORY	1
RESIDENTIAL EV ADA STD	1
RESIDENTIAL EV ADA VAN	1
RESIDENTIAL STD	289
GRAND TOTAL	342

NON-UNIT AREAS CONTINUED

P1 AND P2 LEVELS AREA

NUMBER	NAME	AREA
LEVEL P2		
P240	PARKING	82053 SF
LEVEL P1		
P140	PARKING	82682 SF
TOTAL: 2		**164734 SF**

ALLOWABLE UNIT DENSITY

PER GLENDALE MUNICIPAL CODE 30.36
BASE DENSITY:
PER GLENDALE MC TABLE 30.11-B

1 UNIT PER 3,050 SF
LOT AREA / 3,050 SF = ALLOWABLE UNITS
121,967 SF / 3,050 SF = 39.99 UNITS
= 40 UNITS

PROPOSED UNIT DENSITY

1 UNIT PER 358 SF
LOT AREA / 358 SF = ALLOWABLE UNITS
121,967 SF / 358 SF = 340.68 UNITS
= 340 UNITS

UNIT	QTY
BUILDING A - SENIOR HOUSING	
A - 1 BR	60
A - 2 BR MANAGERS UNIT	1
A - STUDIO	32
BUILDING A - SENIOR HOUSING: 93	**93**
BUILDING B	
B - 1 BR	97
B - 2 BR	15
B - 2 BR MANAGERS UNIT	1
BUILDING B: 113	**113**
BUILDING C	
C - 1 BR	103
C - 2 BR	30
C - 2 BR MANAGERS UNIT	1
BUILDING C: 134	**134**
GRAND TOTAL	**340**

REQUIRED UNIT SIZES

EFFICIENCY UNIT	600 SF
1 BEDROOM UNIT	600 SF
2 BEDROOM UNIT	800 SF

PROPOSED UNIT SIZES

EFFICIENCY UNIT	360 SF MIN
1 BEDROOM UNIT	530 SF MIN
2 BEDROOM UNIT	750 SF MIN

(SEE A600 FOR ADDITIONAL INFORMATION)

REQUIRED LOT COVERAGE

50% OF LOT AREA
LOT AREA X .50 =
121,967 SF X .50 = 60,984 SF

PROPOSED LOT COVERAGE

58% OF LOT AREA
LOT AREA X .58 =
121,967 SF X .58 = 70,694 SF
(SEE G020 FOR ADDITIONAL INFORMATION)

ALLOWABLE BUILDING HEIGHT

PER CA DENSITY BONUS LAW - GOVERNMENT CODE 65915

ALLOWED BUILDING HEIGHT: **36 FT / 3 STORIES + 33 FT / 3 STORIES = 69 FT / 6 STORIES**

PROPOSED BUILDING HEIGHT

75 FT 0 IN / 5 STORIES
(FROM BUILDING LOWEST POINT TO TOP OF STAIR PENTHOUSE AT BUILDING C)

PROJECT INFORMATION

PROJECT NAME: GLENDALE II

PROJECT DESCRIPTION: (3) BUILDINGS OF 100% AFFORDABLE HOUSING INCLUDING: (92) AFFORDABLE SENIOR HOUSING UNITS, (245) UNITS OF 100% AFFORDABLE FAMILY HOUSING UNITS + (3)MANAGER'S UNITS, AMENITIES AND 2 LEVELS OF BELOW GRADE PARKING

PROJECT ADDRESS: 515 PIONEER DRIVE
GLENDALE, CA 91203

APN: 5637-023-806

LAND USE ZONE: R-3050 - MODERATE DENSITY RESIDENTIAL

SITE AREA: 121,967 SF (2.799 ACRES)

CONSTRUCTION TYPE: 5 LEVELS TYPE IIIA OVER TYPE IA BELOW GRADE PARKING

OCCUPANCY TYPE: R-2 RESIDENTIAL, R2 ACCESSORY, S2 PARKING

PROPOSED SETBACKS: SEE G040

PROPOSED HEIGHT LIMIT: 75'-0" (FROM BUILDING LOWEST POINT TO TOP OF STAIR PENTHOUSE AT BUILDING C)

PROPOSED DENSITY: 340 UNITS (337 AFFORDABLE UNITS)

PROPOSED UNIT SIZE: EFFICIENCY UNIT MIN 360 SF
1 BEDROOM UNIT MIN 530 SF
2 BEDROOM UNIT MIN 750 SF

PRIVATE STORAGE: 90 CUBIC FEET PER UNIT MIN

COMMON OPEN SPACE: SEE G030 FOR ADDITIONAL INFORMATION.
200 SF PER UNIT FOR THE FIRST 25 UNITS; 150 SF PER FOR 26-50 UNITS; AND 100 SF PER UNIT FOR EACH ADDITIONAL DWELLING UNIT ABOVE 50. ANY COMMON OUTDOOR SPACE SHALL HAVE A MIN LEVEL SURFACE DIMENSION OF 10 FT AND A MIN AREA OF 200 SF. NO STREET FRONT SETBACK AREA OR STREET SIDE SETBACK AREA SHALL BE USED FOR COMMON OPEN SPACE.

PRIVATE OPEN SPACE: 40 SF MIN PER UNIT WITH MIN WIDTH OR LENGTH OF 4 FT.

PROPOSED LANDSCAPED AREAS: PERMANENTLY LANDSCAPED OPEN SPACE:
15% OF TOTAL LOT AREA = 18,295 SF
LANDSCAPED SETBACK AREAS:
50% OF PROPOSED SETBACK AREAS
SEE L000 FOR ADDITIONAL INFORMATION

PROPOSED PARKING: 342 STALLS

PROPOSED FAR: SEE G020 FOR ADDITIONAL INFORMATION
2.45:1

PROPOSED LOT COVERAGE: SEE G020 FOR ADDITIONAL INFORMATION
58% OF SITE AREA

LAUNDRY FACILITIES: 1 WASHER AND 1 DRYER PER 10 UNITS
= 36 WASHERS AND 36 DRYERS

DISTANCE BETWEEN DWELLING BUILDINGS: 12 FT MIN

INCENTIVES REQUESTED

1. REDUCTION IN VARIOUS STREET FRONT, STREET SIDE AND INTERIOR SETBACKS (SEE G040 FOR ADDITIONAL INFORMATION)

2. REDUCTION IN UNIT SIZES (SEE PROPOSED UNIT SIZES ON G010)

3. INCREASE IN BUILDING HEIGHT FROM 69 FT TO 75 FT

4. REDUCTION IN PERMANENTLY LANDSCAPED OPEN SPACE FROM 30% TO 15% (SEE L000 FOR ADDITIONAL INFORMATION)

WAIVERS REQUESTED

1. INCREASE IN FAR FROM 0.65:1 TO 2.45:1 IN THE R-3050 ZONE (SEE G020 FOR ADDITIONAL INFORMATION)

2. INCREASE IN LOT COVERAGE FROM 50% TO 58% (SEE G020 FOR ADDITIONAL INFORMATION)

SHEET INDEX

GENERAL SHEETS:

G010. PROJECT INFO SHEET
G020. FAR AND LOT COVERAGE CALCULATIONS
G030. OPEN SPACE CALCULATIONS
G040. SETBACKS DIAGRAMS
G080. SURVEY
G081. SURVEY
G090. SITE PHOTOS

ARCHITECTURAL SHEETS:

A000. CONTEXT PLAN
A001. SITE PLAN
A101. P2 LEVEL PLAN
A102. P1 LEVEL PLAN
A110. 1ST FLOOR PLAN
A120. 2ND FLOOR PLAN
A130. 3RD FLOOR PLAN
A140. 4TH FLOOR PLAN
A150. 5TH FLOOR PLAN
A160. ROOF PLAN
A200A. BUILDING ELEVATIONS - A
A201A. BUILDING ELEVATIONS - A
A203B. BUILDING ELEVATIONS - B
A204B. BUILDING ELEVATIONS - B
A206C. BUILDING ELEVATIONS - C
A207C. BUILDING ELEVATIONS - C
A300A. BUILDING SECTION
A600. ENLARGED TYPICAL UNIT PLANS

LANDSCAPE SHEETS:

L000 NOTES AND SCHEDULES
L010 TREE DISPOSITION PLAN
L110 1ST FLOOR LANDSCAPE PLAN
L140 4TH FLOOR LANDSCAPE PLAN
L150 5TH FLOOR LANDSCAPE PLAN

PROJECT TEAM

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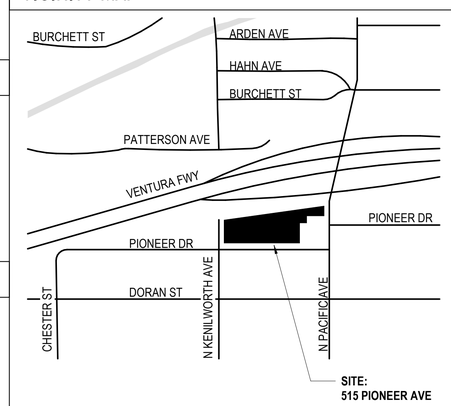
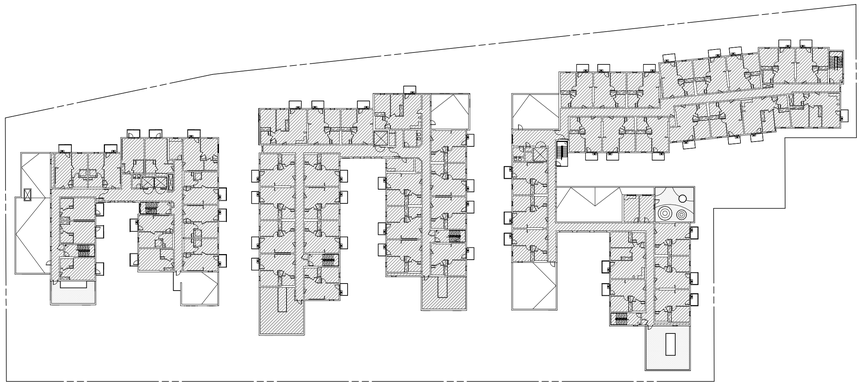
VICINITY MAP



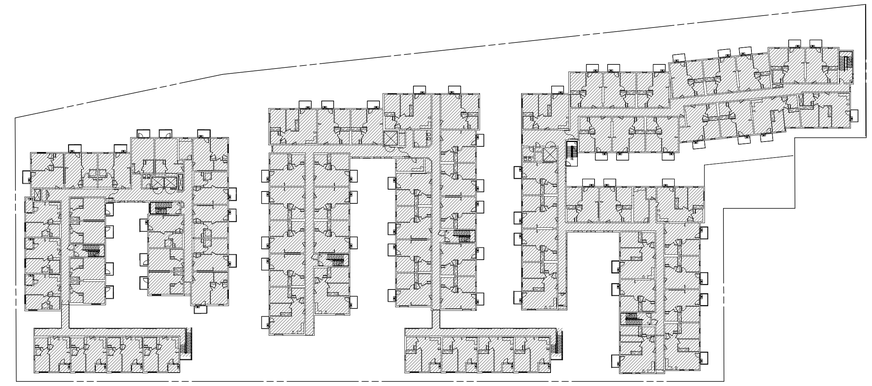
GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

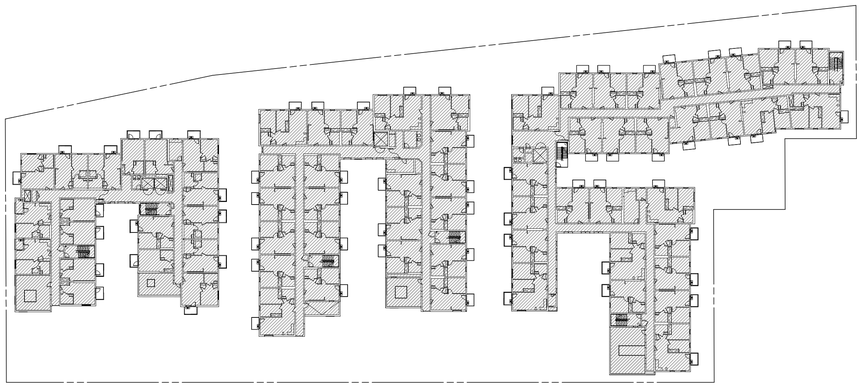
G010. / PROJECT INFO SHEET / As indicated / 07.19.2021



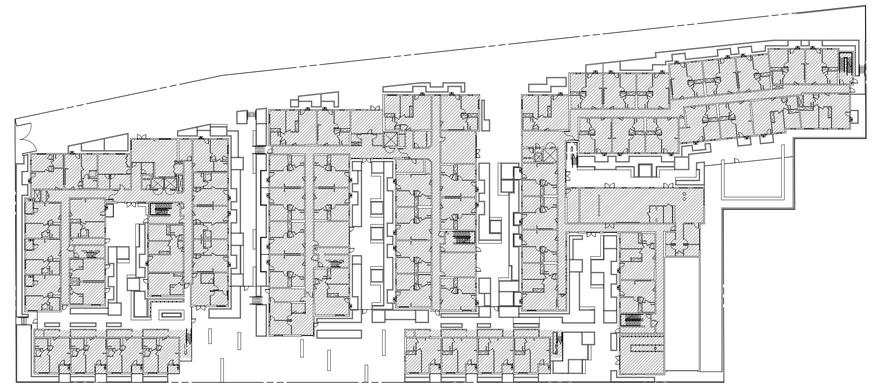
5TH FLOOR FAR PLAN
1" = 50'-0"
4



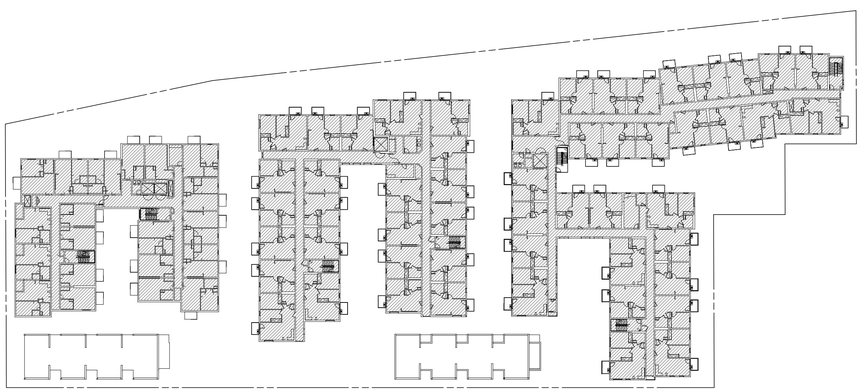
2ND FLOOR FAR PLAN
1" = 50'-0"
1



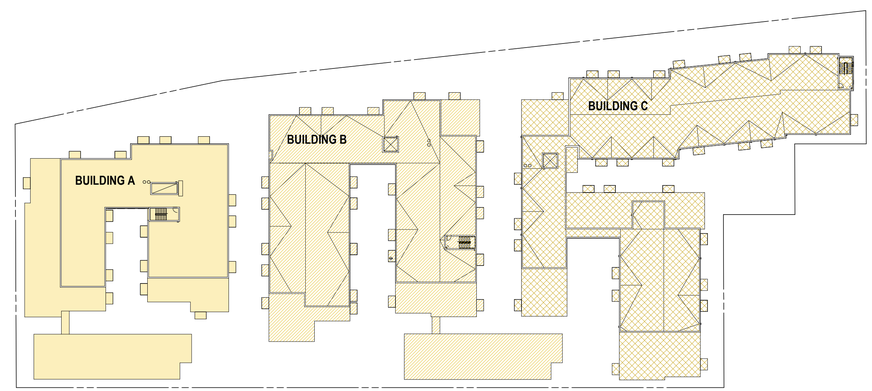
4TH FLOOR FAR PLAN
1" = 50'-0"
5



1ST FLOOR FAR PLAN
1" = 50'-0"
2



3RD FLOOR FAR PLAN
1" = 50'-0"
6



LOT COVERAGE
1" = 50'-0"
3

FAR CALCULATIONS

ALLOWABLE FAR PER GLENDALE MUNICIPAL CODE TABLE 30.11-B:

SITE AREA: 121,967 SF
ALLOWABLE FAR: 0.65:1
ALLOWABLE FLOOR AREA: **79,279 SF**

PROPOSED FAR:
** NOTE: REQUESTED WAIVER #1*

TOTAL SITE AREA: 121,967 SF
PROPOSED FAR: 2.45:1
PROPOSED FLOOR AREA: **298,020 SF**

CONTRIBUTING FLOOR AREA BY LEVEL:

LEVEL	FAR	AREA (SF)
1ST FLOOR	RESIDENTIAL	66281 SF
2ND FLOOR	RESIDENTIAL	66453 SF
3RD FLOOR	RESIDENTIAL	59789 SF
4TH FLOOR	RESIDENTIAL	59856 SF
5TH FLOOR	RESIDENTIAL	45642 SF
GRAND TOTAL		**298020 SF**

GROSS FLOOR AREA PER GLENDALE MUNICIPAL CODE 30.70.070:
SUM OF THE GROSS HORIZONTAL AREAS OF THE SEVERAL FLOORS OF THE BUILDING MEASURED FROM THE EXTERIOR FACES OF THE EXTERIOR WALLS EXCLUDING EXTERIOR BALCONIES AND PORCHES. FLOOR AREA SHALL NOT INCLUDE INTERIOR PARKING SPACES, LOADING SPACES FOR MOTOR VEHICLES, ANY SPACE WHERE THE FLOOR TO CEILING HEIGHT IS LESS THAN SIX (6) FEET, AND ATTICS AND MECHANICAL PENTHOUSES PROVIDED THERE ARE NO USEABLE ROOMS, NO WINDOWS AND THE MECHANICAL PENTHOUSE AREA IS USED EXCLUSIVELY FOR MECHANICAL EQUIPMENT. FLOOR AREA SHALL INCLUDE ANY WORK AREA IN AUTO REPAIR, OR RELATED FACILITIES, WHERE VEHICLES ARE SERVICED AND REPAIRED. FLOOR AREA SHALL INCLUDE ANY AREA FOR MEZZANINES UNLESS SPECIFICALLY EXEMPTED IN THIS TITLE. DIAGRAM D-2, WHICH FOLLOWS [AT THE END OF THIS CHAPTER] AND IS MADE A PART OF THIS CHAPTER, SHALL BE ILLUSTRATIVE OF THE MEANING OF "FLOOR AREA (GROSS).

FLOOR AREA RATIO PER GLENDALE MUNICIPAL CODE 30.70.070:
RATIO OF FLOOR AREA (GROSS) PLUS GARAGE AREA TO LOT AREA. INDOOR RECREATIONAL FACILITIES, SUBTERRANEAN AND SEMI-SUBTERRANEAN GARAGE AREAS SHALL BE EXCLUDED FROM THIS RATIO

FAR LEGEND

RESIDENTIAL

LOT COVERAGE CALCULATIONS

ALLOWABLE LOT COVERAGE PER GLENDALE MUNICIPAL CODE TABLE 30.11-B:

SITE AREA: 121,967 SF

ALLOWABLE LOT COVERAGE: 50% OF SITE AREA = **60,984 SF**

PROPOSED LOT COVERAGE:
** NOTE: REQUESTED WAIVER #2*

PROPOSED LOT COVERAGE: 58% OF SITE AREA = **70,694 SF**

LOT COVERAGE BY BUILDING:

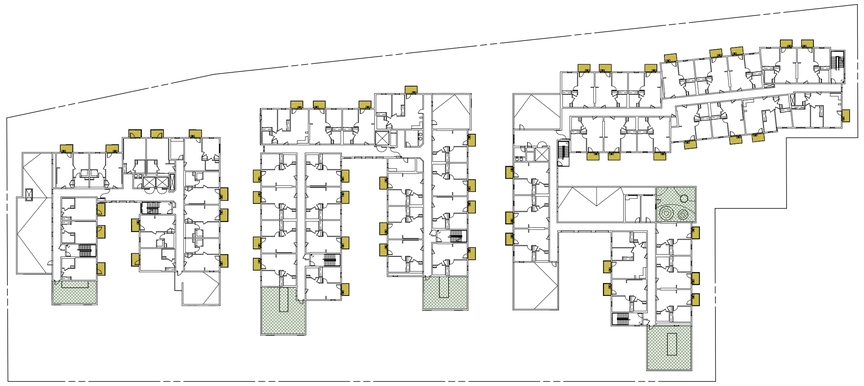
LOT COVERAGE - BUILDING A	19097 SF
LOT COVERAGE - BUILDING B	24273 SF
LOT COVERAGE - BUILDING C	27324 SF
GRAND TOTAL	**70694 SF**

COVERAGE PER GLENDALE MUNICIPAL CODE 30.70.040:
"COVERAGE" MEANS THE GROUND AREA OCCUPIED BY ANY BUILDING OR STRUCTURE NOT COMPLETELY OPEN TO THE SKY. AREAS OCCUPIED BY CORNICES AND ROOF EAVES, PROJECTING NOT OVER THIRTY (30) INCHES, LANDSCAPED ROOF DECKS OF SUBTERRANEAN AND SEMI-SUBTERRANEAN GARAGES READILY ACCESSIBLE TO TENANTS AND PRIVATE VEHICULAR DRIVES SHALL NOT BE COMPUTED IN DETERMINING COVERAGE

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

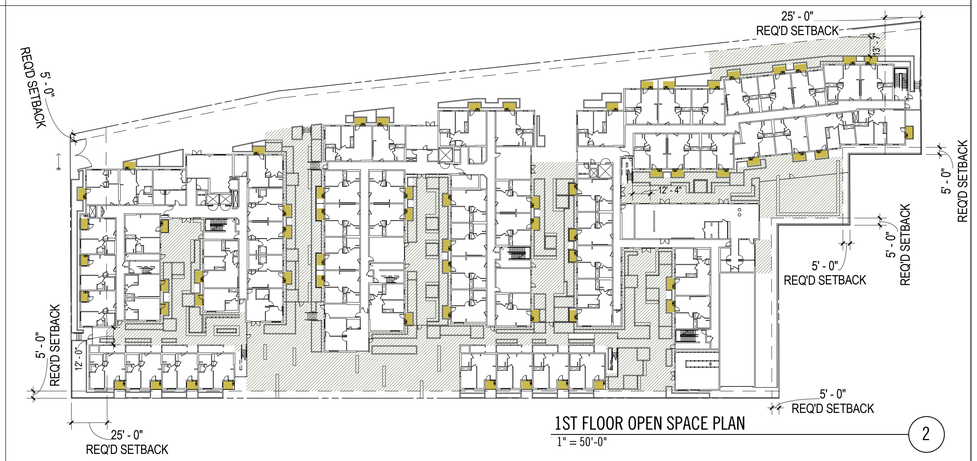
G020. / FAR AND LOT COVERAGE CALCULATIONS / 1" = 50'-0" / 07.19.2021



5TH FLOOR OPEN SPACE PLAN
1" = 50'-0"
4

2ND FLOOR OPEN SPACE PLAN
1" = 50'-0"
1

4TH FLOOR FAR PLAN
1" = 50'-0"
3



1ST FLOOR OPEN SPACE PLAN
1" = 50'-0"
2

3RD FLOOR OPEN SPACE PLAN
1" = 50'-0"
6

OPEN SPACE CALCULATIONS

PRIVATE OUTDOOR SPACE:

REQUIRED PRIVATE OPEN SPACE :	40 SF/UNIT = 340 X 40 SF=
PER GLENDALE MUNICIPAL CODE 30.11.050 B	**13,600 SF**
PROPOSED PRIVATE OPEN SPACE:	**13,600 SF**

COMMON OUTDOOR SPACE

REQUIRED COMMON OUTDOOR SPACE
PER GLENDALE MUNICIPAL CODE 30.11.050 C

- FIRST 25 UNITS	200 SF/UNIT
- SECOND 25 UNITS	150 SF/UNIT
- UNITS ABOVE 50	100 SF/UNIT
	= (200 SF x 25) + (150 SF x 25) + (100 SF x 290) =
	37,750 SF

PROPOSED COMMON OPEN SPACE:	**37,750 SF**

OPEN SPACE PROVIDED BY LEVEL:

COMMON OPEN SPACE

NAME	LEVEL	QTY	AREA
COMMON OPEN SPACE	1ST FLOOR	4	31862 SF
COMMON OPEN SPACE: ROOFDECK	4TH FLOOR	4	2231 SF
COMMON OPEN SPACE: ROOFDECK	5TH FLOOR	5	3658 SF
GRAND TOTAL		**13**	**37750 SF**

PRIVATE OPEN SPACE

NAME	LEVEL	QTY	AREA
PRIVATE OPEN SPACE	1ST FLOOR	62	2480 SF
PRIVATE OPEN SPACE	2ND FLOOR	81	3240 SF
PRIVATE OPEN SPACE	3RD FLOOR	73	2920 SF
PRIVATE OPEN SPACE	4TH FLOOR	69	2760 SF
PRIVATE OPEN SPACE	5TH FLOOR	55	2200 SF
GRAND TOTAL		**340**	**13600 SF**

OPEN SPACE REQUIREMENTS
PER GLENDALE MUNICIPAL CODE 30.11.050

PRIVATE OPEN SPACE:
- MIN LENGTH/WIDTH: 4FT
- DIRECTLY ACCESSIBLE AND INTEGRAL PART OF UNIT IT SERVES

COMMON OPEN SPACE:
- MIN DIMENSION: 10FT
- MIN AREA: 200 SF
- LANDSCAPING AND SEATING TO BE PERMANENTLY INTEGRATED INTO OUTDOOR SPACES
- NO STREET FRONT OR STREET SIDE SETBACK TO BE USED FOR COMMON OPEN SPACE

PERMANENTLY LANDSCAPED OPEN SPACE: SEE SHEET L000

LEGEND

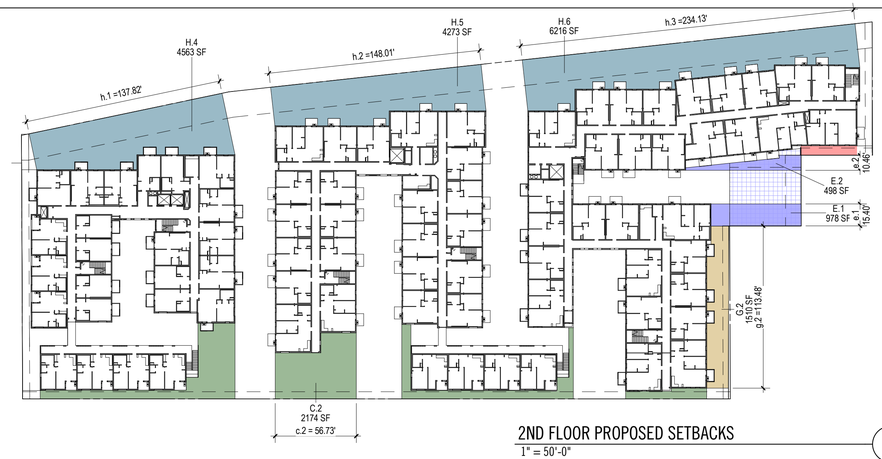
- COMMON OPEN SPACE
- COMMON OPEN SPACE: ROOFDECK
- PRIVATE OPEN SPACE

GLENDALE II

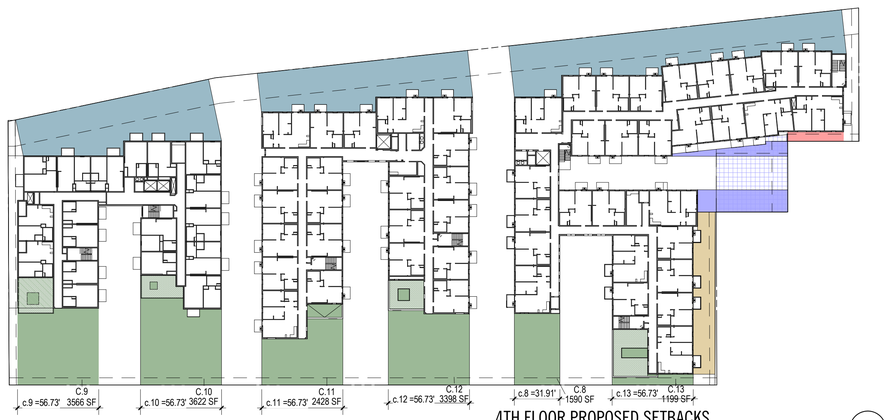
515 PIONEER AVE
GLENDALE, CA 91203

G030. / OPEN SPACE CALCULATIONS / 1" = 50'-0" / 07.19.2021

5TH FLOOR PROPOSED SETBACKS
1" = 50'-0"
4



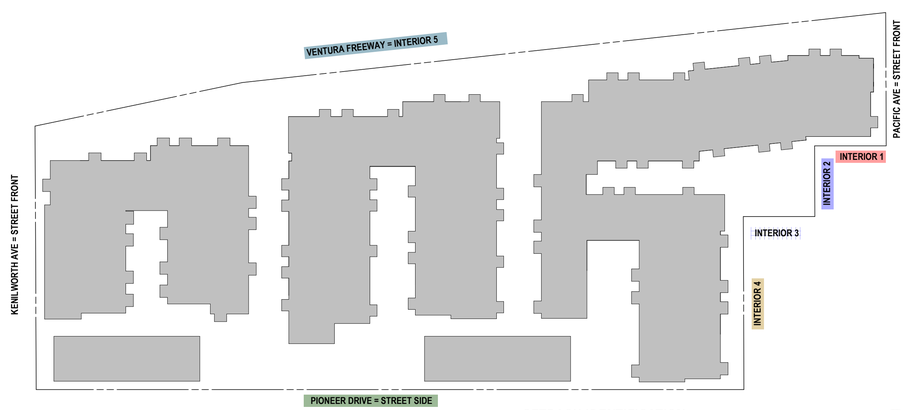
2ND FLOOR PROPOSED SETBACKS
1" = 50'-0"
1



4TH FLOOR PROPOSED SETBACKS
1" = 50'-0"
5

1ST FLOOR PROPOSED SETBACKS
1" = 50'-0"
2

3RD FLOOR PROPOSED SETBACKS
1" = 50'-0"
6



SETBACK IDENTIFICATION
1" = 50'-0"
3

REQUESTED INCENTIVE # 1: REDUCTION IN VARIOUS STREET FRONT, STREET SIDE AND INTERIOR SETBACKS

STREET FRONT SETBACKS

KENILWORTH AVENUE

LEVEL	REQUIRED	PROPOSED
ALL FLOORS	25 FT MIN	5 FT MIN

PACIFIC AVENUE

LEVEL	REQUIRED	PROPOSED
ALL FLOORS	25 FT MIN	5 FT MIN

STREET SIDE SETBACKS

PIONEER DRIVE

LEVEL	REQUIRED	PROPOSED
1ST FLOOR	5 FT MIN; 8 FT AVG	5 FT MIN; 15 FT AVG
2ND FLOOR	8 FT MIN; 11 FT AVG	5 FT MIN; 15 FT AVG
3RD/5TH FLOOR	11 FT MIN; 14 FT AVG	5 FT MIN; 51 FT AVG

INTERIOR SETBACKS

INTERIOR 1 (SOUTH, PACIFIC AVE CORNER)

LEVEL	REQUIRED	PROPOSED
1ST FLOOR	5 FT MIN; 8 FT AVG	5 FT MIN; 6 FT AVG
2ND FLOOR	8 FT MIN; 11 FT AVG	5 FT MIN; 6 FT AVG
3RD/5TH FLOOR	11 FT MIN; 14 FT AVG	5 FT MIN; 6 FT AVG

INTERIOR 2 (EAST)

LEVEL	REQUIRED	PROPOSED
1ST FLOOR	5 FT MIN; 8 FT AVG	11 FT MIN; 57 FT AVG
2ND FLOOR	8 FT MIN; 11 FT AVG	11 FT MIN; 57 FT AVG
3RD/5TH FLOOR	11 FT MIN; 14 FT AVG	11 FT MIN; 60 FT AVG

INTERIOR 3 (SOUTH)

LEVEL	REQUIRED	PROPOSED
1ST FLOOR	5 FT MIN; 8 FT AVG	41 FT MIN; 47 FT AVG
2ND FLOOR	8 FT MIN; 11 FT AVG	41 FT MIN; 47 FT AVG
3RD/5TH FLOOR	11 FT MIN; 14 FT AVG	41 FT MIN; 47 FT AVG

INTERIOR 4 (EAST, PIONEER DRIVE CORNER)

LEVEL	REQUIRED	PROPOSED
1ST FLOOR	5 FT MIN; 8 FT AVG	5 FT MIN; 16 FT AVG
2ND FLOOR	8 FT MIN; 11 FT AVG	5 FT MIN; 13 FT AVG
3RD/5TH FLOOR	11 FT MIN; 14 FT AVG	5 FT MIN; 14 FT AVG

INTERIOR 5 (VENTURA FREEWAY)

LEVEL	REQUIRED	PROPOSED
1ST FLOOR	5 FT MIN; 8 FT AVG	18 FT MIN; 28 FT AVG
3RD/5TH FLOOR	8 FT MIN; 11 FT AVG	18 FT MIN; 28 FT AVG
2ND FLOOR	11 FT MIN; 14 FT AVG	18 FT MIN; 29 FT AVG

AVERAGE SETBACKS CALCULATIONS

AVERAGE SETBACKS CALCULATIONS AT PIONEER DRIVE*:

1ST FLOOR AVG SETBACK: *(C1+C2+C3+C4)/(c1+c2+c3+c4)= = **15.7 FT AVG***

2ND FLOOR AVG SETBACK: *SAME AS FIRST FLOOR = **15.7 FT AVG***

3RD/5TH FLOOR AVG SETBACK: *(C5+C6+C2+C7+C8+C4)+(C9+C10 +C11+C12+C8+C13)+(C14+C15+C16 +C17 +C18+C19)/(c5+c6+c2+c7+c8+c4)+(c9+c10 +c11+c12+c8+c13)+(c14 +c15+c16+c17+c18 +c19) = **51.9 FT AVG***

AVERAGE SETBACKS CALCULATIONS AT INTERIOR 1:

1ST TO 5TH FLOOR AVG SETBACK: *(D)/(d)= **6.4 FT AVG***

AVERAGE SETBACKS CALCULATIONS AT INTERIOR 2:

1ST FLOOR AVG SETBACK: *SAME AS 2ND FLOOR = **57.0 FT***

2ND FLOOR AVG SETBACK: *(E1 + E2) / (e1 + e2) = **57.0 FT***

3RD/5TH FLOOR AVG SETBACK; *(E1 + E2) x 2 + (E2 + E3) / (e1 + e2)x2 + (e2 + e3) = **60.2 FT***

AVERAGE SETBACKS CALCULATIONS AT INTERIOR 3:

1ST TO 5TH FLOOR AVG SETBACK: *(F) / (f) = **47.9 FT***

AVERAGE SETBACKS CALCULATIONS AT INTERIOR 4:

1ST FLOOR AVG SETBACK: *(G.1)/(g.1) = **16.0 FT AVG***

2ND FLOOR AVG SETBACK: *(G.2)/(g.2) = **13.3 FT AVG***

3RD/5TH FLOOR AVG SETBACK: *(G.2 + G.2 + G.3)/(g.2 + g.2 + g.3) = **14.3 FT AVG***

AVERAGE SETBACKS CALCYLATIONS AT INTERIOR 5

1ST FLOOR AVG SETBACK: *(H.1 + H.2 + H.3)/(h.1 + h.2 +h.3) = **28.7 AVG***

2ND FLOOR AVG SETBACK: *(H.4 + H.5 + H.6)/(h.1 + h.2 +h.3) = **28.9 AVG***

3RD/5TH FLOOR AVG SETBACK: *(H.4 + H.5 + H.6)*2+(H.7 + H.8 + H.9) /(h.1 + h.2 + h.3)*2)+(h.7 + h.8 + h.9) = **29.9 AVG***

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

G040. / SETBACKS DIAGRAMS / 1" = 50'-0" / 07.19.2021

TITLE REPORT ITEMS:

A: Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2021–2022.

B. There were no taxes levied for the fiscal year 2020–2021 as the property was vested in a public entity.
Affects: APN: 5637–023–806

C. The lien of supplemental or escaped assessments of property taxes, if any, made pursuant to the provisions of Chapter 3.5 (commencing with Section 75) or Part 2, Chapter 3, Articles 3 and 4, respectively, of the Revenue and Taxation Code of the State of California as a result of the transfer of title to the vestee named in Schedule A or as a result of changes in ownership or new construction occurring prior to Date of Policy.

1. Water rights, claims or title to water, whether or not disclosed by the public records.

2. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	West Glendale Water Company
Purpose:	Pipe lines
Recording Date:	April 8, 1905
Recording No:	Book 2278, Page 50, of Deeds
Affects:	That portion of said land within the lines of Fairmont Avenue 50 feet wide, as said Avenue is shown upon the map of said tract.

Reference is hereby made to said document for full particulars.

And reserved in the deed Recorded: Book 388, Page 144, of Deeds

3. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said Tract No. 1587;

Recording No.:	In Book 20, Page 95 of Maps
Purpose:	Public street
Affects:	Within Fairmont Avenue.

4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

In favor of:	City of Glendale
Purpose:	Street
Recording Date:	September 13, 1926
Recording No:	Book 6022, Page 383, of Official Records
Affects:	A portion of said land as more particularly described in said document.

Reference is hereby made to said document for full particulars.

5. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date:	May 18, 1964
Recording No:	1208, Book D2474, Page 562, of Official Records
Affects:	Fairmont Avenue and Pacific Avenue, except over the Southerly 21.5 feet of said land.

6. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date:	July 16, 1968
Recording No:	451, Book D4066, Page 666, of Official Records
Affects:	Kenilworth Avenue.

7. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by the document,

Recording Date:	April 2, 1970
Recording No:	1885, of Official Records
Affects:	As provided therein.

8. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

9. Any rights of the parties in possession of a portion of, or all of, said Land, which rights are not disclosed by the public records.

The Company will require, for review, a full and complete copy of any unrecorded agreement, contract, license and/or lease, together with all supplements, assignments and amendments thereto, before issuing any policy of title insurance without excepting this item from coverage.

The Company reserves the right to except additional items and/or make additional requirements after reviewing said documents.

10. Any easements not disclosed by the public records as to matters affecting title to real property, whether or not said easements are visible and apparent.

11. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other matters which a correct survey would disclose and which are not shown by the public records.

12. Matters which may be disclosed by an inspection and/or by a correct ALTA/NSPS Land Title Survey of said Land that is satisfactory to the Company, and/or by inquiry of the parties in possession thereof.

LEGAL DESCRIPTION:

All that certain real property situated in the County of Los Angeles, State of California, described as follows:

ALL OF LOTS 167 TO 176, 186 AND 187 AND THOSE PORTIONS OF LOTS 177 TO 185 INCLUSIVE AND LOT 188 OF TRACT NO. 1587, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 95 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND A PORTION OF FAIRMONT AVENUE 50 FEET WIDE, AS SHOWN ON THE MAP OF SAID TRACT NO. 1587, DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 176;

THENCE ALONG THE WESTERLY LINE OF SAID LOTS 176 AND 177, NORTH 00° 20' 57" WEST 185.09 FEET TO A POINT DISTANT THEREON NORTH 00° 20' 57" WEST 64.09 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 177;

THENCE NORTH 89° 39' 03" EAST 4.00 FEET;

THENCE NORTH 78° 01' 45" EAST 144.07 FEET;

THENCE NORTH 83° 41' 51" EAST 452.49 FEET TO THE INTERSECTION WITH THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 188;

THENCE SOUTHERLY ALONG SAID PROLONGATION AND SAID EASTERLY LINE TO THE SOUTHERLY LINE OF THE NORTHERLY 71.5 FEET OF SAID LOT 188;

THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO THE EASTERLY LINE OF SAID LOT 187;

THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY A DISTANCE OF 50 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 187 TO THE NORTHEAST CORNER OF SAID LOT 167;

THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 167, A DISTANCE OF 121.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 167;

THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOTS 167 TO 176 INCLUSIVE, A DISTANCE OF 494.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF FAIRMONT AVENUE AS VACATED BY RESOLUTION NO. 18543, RECORDED FEBRUARY 15, 1978 AS INSTRUMENT NO. 78–173308, OF OFFICIAL RECORDS.

EXCEPT FROM THAT PORTION OF SAID LAND LYING WITHIN THE LINES OF LOTS 177 TO 187 INCLUSIVE, ALL MINERALS, OILS, GASES AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER SAID LAND, WITHOUT, HOWEVER, THE RIGHT TO DRILL, DIG OR MINE THROUGH THE SURFACE THEREOF AS EXCEPTED BY THE STATE OF CALIFORNIA, DEPARTMENT OF PUBLIC WORKS IN DEED RECORDED JULY 16, 1968 AS INSTRUMENT NO. 451 IN BOOK D4066, PAGE 666, OF OFFICIAL RECORD.

ABOVE LEGAL DESCRIPTION IS DESCRIBED AS PARCEL A OF PARCEL MAP NO. 1259A FILED IN BOOK 91, PAGE 89 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

NOTES:

SITE ADDRESS: 515 Pioneer Drive Glendale, CA.

GROSS LAND AREA: 121966.91 SQ. FT.

SURVEYOR'S/ENGINEER'S CERTIFICATE

TO GLENDALE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS.
THE FIELD WORK WAS CompLETED ON April 2021.

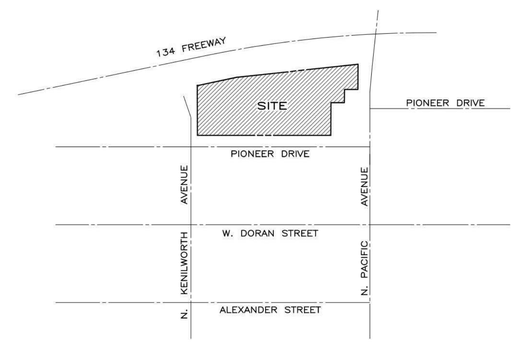
REGISTERED PROFESSIONAL ENGINEER BRUCE A. TAIT No. 32247 Exp. CIVIL STATE OF CALIFORNIA

BY: _____

NAME: BRUCE A. TAIT

TITLE: CIVIL ENGINEER

DATE: 04–19–2021



VICINITY MAP N.T.S

NO.	REVISION	DATE	CHK'D BY

OWNER/DEVELOPER:
GLENDALE HOUSING AUTHORITY, A BODY CORPORATE AND POLITIC

REGISTERED PROFESSIONAL ENGINEER BRUCE A. TAIT No. 32247 Exp. CIVIL STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
PH: (661) 294-2211 • FX: (661) 294-9890

PREPARED UNDER THE SUPERVISION OF:

JASON H. FUKUMITSU, DATE

CITY OF GLENDALE

ALTA
515 PIONEER DRIVE

DATE	04/19/2021
SCALE	AS-NOTED
PROJECT NO.	0266-006-001

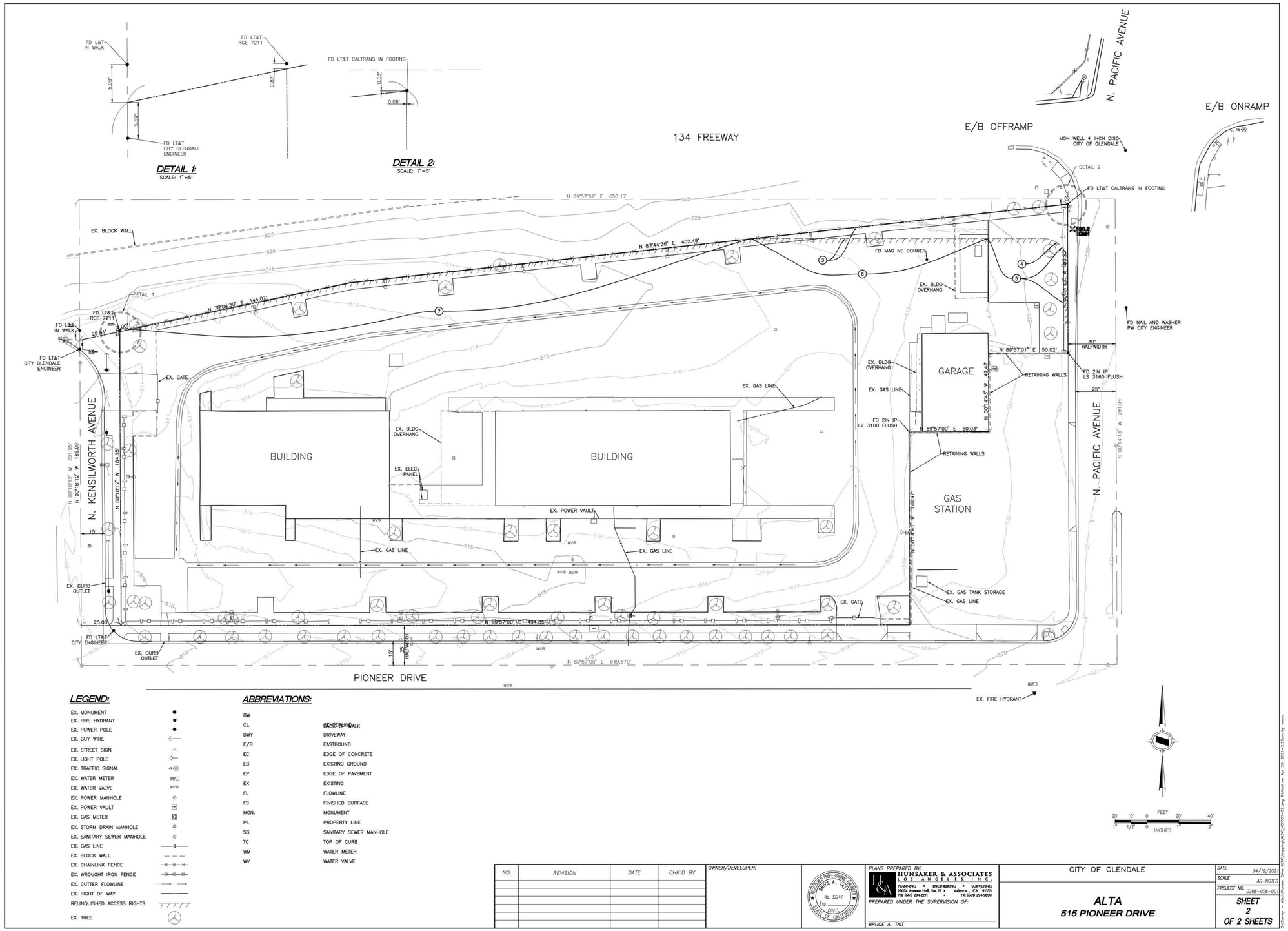
SHEET 1 OF 2 SHEETS

D:\Survey - Misc\Pioneer Drive ALTA\Mapping\ALTA\1C1001-01.dwg Plotted on Apr 21, 2021-10:05am by aaronc

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

G080. / SURVEY / / 07.19.2021



LEGEND:

- EX. MONUMENT
- EX. FIRE HYDRANT
- EX. POWER POLE
- EX. GUY WIRE
- EX. STREET SIGN
- EX. LIGHT POLE
- EX. TRAFFIC SIGNAL
- EX. WATER METER
- EX. WATER VALVE
- EX. POWER MANHOLE
- EX. POWER VAULT
- EX. GAS METER
- EX. STORM DRAIN MANHOLE
- EX. SANITARY SEWER MANHOLE
- EX. GAS LINE
- EX. BLOCK WALL
- EX. CHAINLINK FENCE
- EX. WROUGHT IRON FENCE
- EX. GUTTER FLOWLINE
- EX. RIGHT OF WAY
- RELINQUISHED ACCESS RIGHTS
- EX. TREE

ABBREVIATIONS:

BW	BENCH MARK
CL	CENTERLINE
CONC	CONCRETE
DWY	DRIVEWAY
E/B	EASTBOUND
EC	EDGE OF CONCRETE
EG	EXISTING GROUND
EP	EDGE OF PAVEMENT
EX	EXISTING
FL	FLOWLINE
FS	FINISHED SURFACE
MON.	MONUMENT
PL	PROPERTY LINE
SS	SANITARY SEWER MANHOLE
TC	TOP OF CURB
WM	WATER METER
WV	WATER VALVE

NO.	REVISION	DATE	CHK'D BY

OWNER/DEVELOPER:

REGISTERED PROFESSIONAL ENGINEER BRUCE A. TAIT No. 32247 Exp. CIVIL STATE OF CALIFORNIA

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PH: (661) 294-2211 • FX: (661) 294-9890

PREPARED UNDER THE SUPERVISION OF:
BRUCE A. TAIT

CITY OF GLENDALE

ALTA
515 PIONEER DRIVE

DATE 04/19/2021
SCALE AS-NOTED
PROJECT NO. 0266-006-001

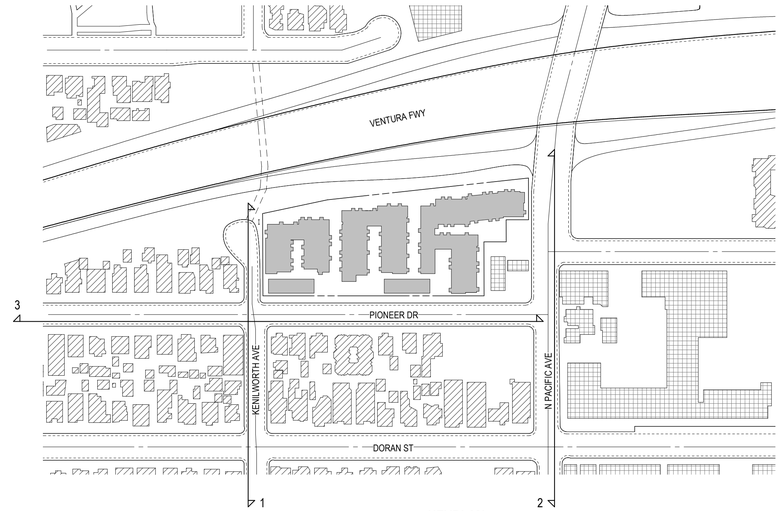
SHEET 2 OF 2 SHEETS

G:\Survey - Misc\Pioneer Drive ALTA\Mapping\ALTA\0266-02.dwg Plotted on Apr 20, 2021-2:23pm by aaron

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

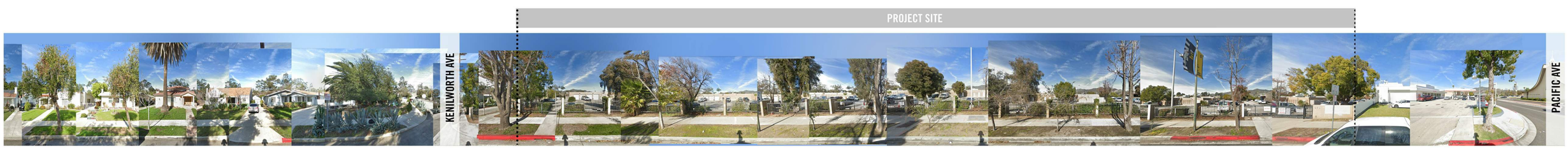
G081. / SURVEY / / 07.19.2021



KEYPLAN
1" = 160'-0"
1

1 - KENILWORTH AVE

2 - PACIFIC AVE

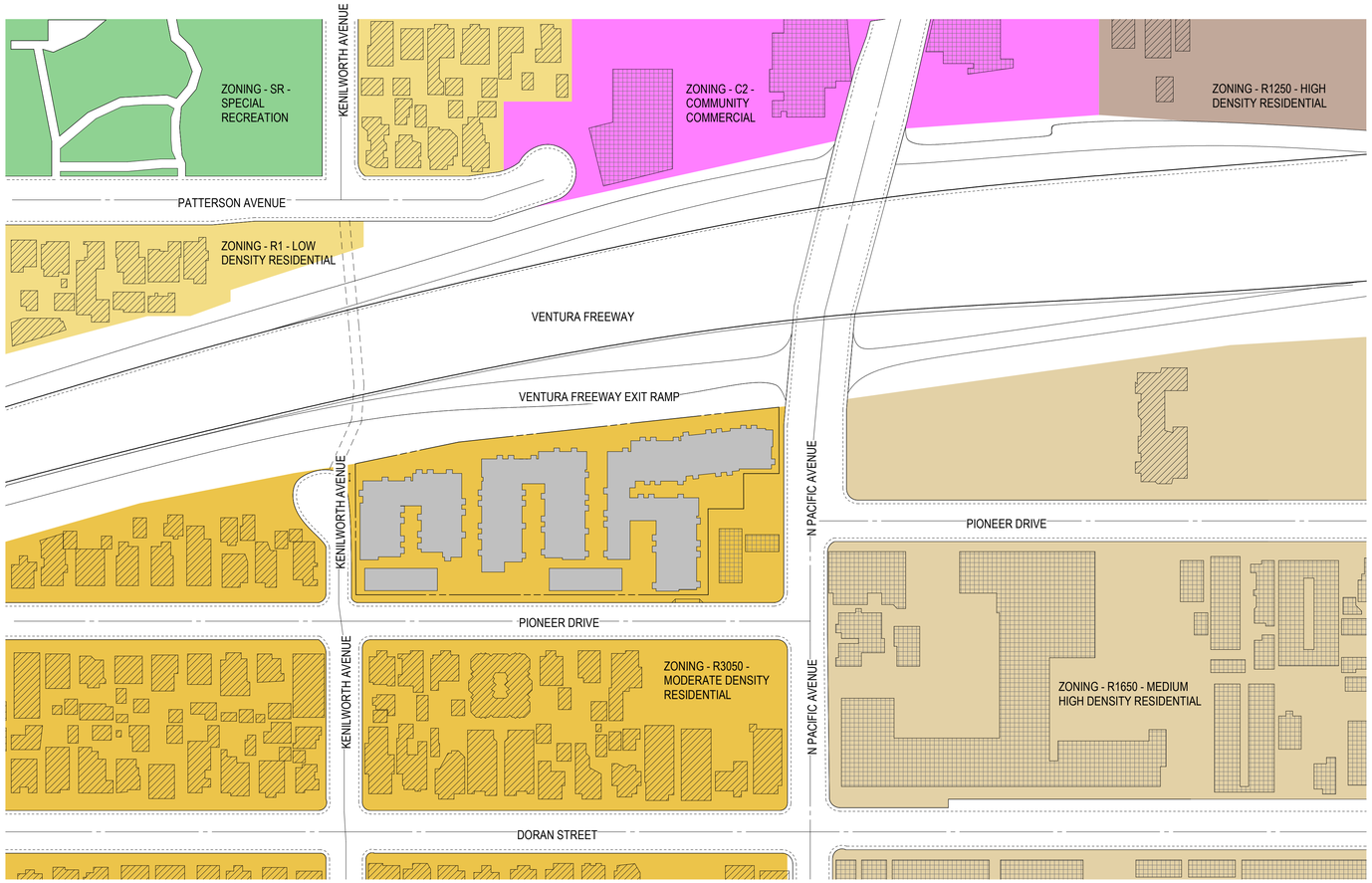


3 - PIONEER DRIVE

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

G090. / SITE PHOTOS / 1" = 160'-0" / 07.19.2021



NOTES

LEGEND

- (E) RESIDENTIAL BUILDINGS
- (E) COMMERCIAL BUILDINGS
- PROJECT FOOTPRINT
- ZONING - R3050 - MODERATE DENSITY RESIDENTIAL
- ZONING - R1 - LOW DENSITY RESIDENTIAL
- ZONING - SR - SPECIAL RECREATION
- ZONING - C2 - COMMUNITY COMMERCIAL
- ZONING - R1250 - HIGH DENSITY RESIDENTIAL
- ZONING - R1650 - MEDIUM HIGH DENSITY RESIDENTIAL

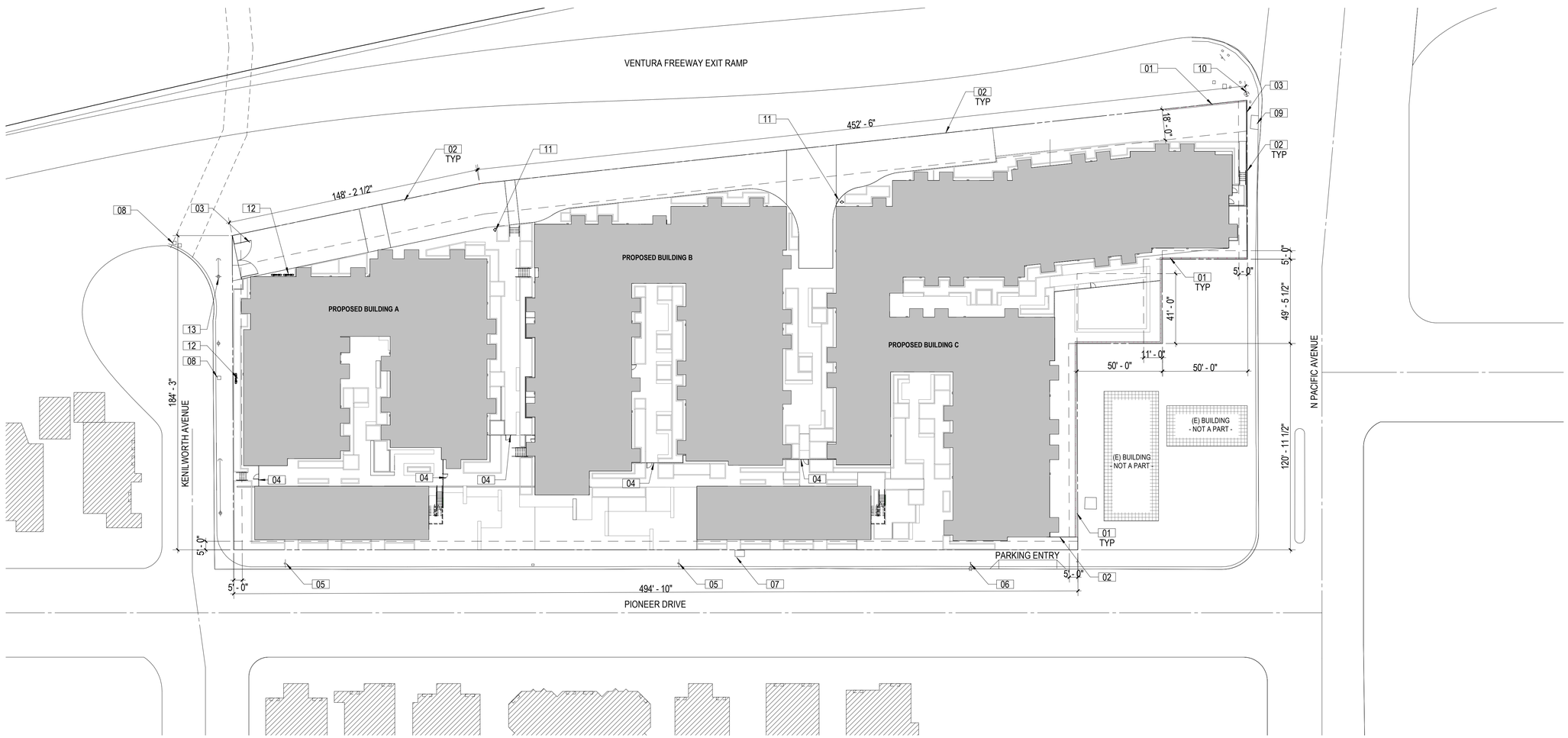
0' 16' 32' 64' 128'

N

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A000. / CONTEXT PLAN / 1" = 100'-0" / 07.19.2021



NOTES

01 8'-0" HIGH CMU SITE WALL, PTD
02 8'-0" HIGH WROUGHT IRON FENCE
03 GATE PER CFC APPENDIX D103.5
04 PEDESTRIAN ENCLOSURE
05 (E) STREET SIGN
06 (E) LIGHT POLE
07 (E) POWER VAULT
08 (E) WATER METER
09 (E) STORM DRAIN
10 (E) TRAFFIC SIGNAL
11 ON SITE PRIVATE FIRE HYDRANT, EXACT LOCATION AND QUANITITY PER GLENDALE FIRE DEPARTMENT
12 BACKFLOW PREVENTER
13 (E) ELECTRICAL POLE TO BE RELOCATED TO ACCMMODATE FIRE LANE

LEGEND

(E) RESIDENTIAL BUILDINGS

(E) COMMERCIAL BUILDINGS

PROJECT FOOTPRINT

APPROXIMATE LOCATION OF EXISTING WINDOW ON ADJACENT BUILDINGS

0' 8' 16' 32' 64'

N

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A001. / SITE PLAN / 1/32" = 1'-0" / 07.19.2021

TENANT STORAGE CALCS

LEVEL	TYPE	QTY
LEVEL P2		176
LEVEL P1		164
TOTAL: 340		340

NOTE: TENANT STORAGE PER GLENDALE MC 30.11.050 J

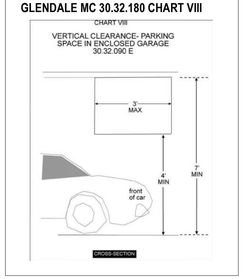
PROPOSED PARKING

LEVEL P2	
RESIDENTIAL EV	23
RESIDENTIAL STD	169
LEVEL P1	
GUEST ADA VAN	1
RESIDENTIAL ADA STD	14
RESIDENTIAL ADA VAN	3
RESIDENTIAL EV	9
RESIDENTIAL EV ADA AMBULATORY	1
RESIDENTIAL EV ADA STD	1
RESIDENTIAL EV ADA VAN	1
RESIDENTIAL STD	120
GRAND TOTAL	342

LEGEND

- RESIDENTIAL
- RESIDENTIAL - MANAGER'S UNIT
- AMENITIES
- UTILITY/STORAGE/MECH
- CIRCULATION
- PARKING
- FLOOR MOUNT DOUBLE STACK 8'-6"W X 3'D X 3'-6"H 90 CUFT TENANT STORAGE PER GLENDALE MC 30.11.050J
- WALL HUNG SINGLE 8'-6"W X 3'D X 3'-6"H 90 CUFT TENANT STORAGE PER GLENDALE MC 30.11.050J AND GLENDALE MC 30.32.180.CHART VIII (SEE BELOW). MIN 4' HEIGHT CLEAR AT PARKING STALL

MIN CLEARANCES AT PARKING STALLS WITH WALL HUNG STORAGE PER GLENDALE MC 30.32.180 CHART VIII



0' 8' 16' 32' 64'

N

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A101. / P2 LEVEL PLAN / 3/64" = 1'-0" / 07.19.2021

TENANT STORAGE CALCS

LEVEL	TYPE	QTY
LEVEL P2		176
LEVEL P1		164
TOTAL: 340		340

NOTE: TENANT STORAGE PER GLENDALE MC 30.11.050 J

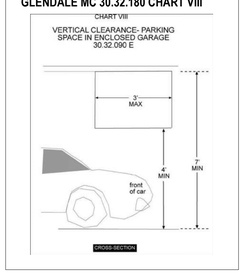
PROPOSED PARKING

LEVEL P2	
RESIDENTIAL EV	23
RESIDENTIAL STD	169
LEVEL P1	
GUEST ADA VAN	1
RESIDENTIAL ADA STD	14
RESIDENTIAL ADA VAN	3
RESIDENTIAL EV	9
RESIDENTIAL EV ADA AMBULATORY	1
RESIDENTIAL EV ADA STD	1
RESIDENTIAL EV ADA VAN	1
RESIDENTIAL STD	120
GRAND TOTAL	342

LEGEND

- RESIDENTIAL
- RESIDENTIAL - MANAGER'S UNIT
- AMENITIES
- UTILITY/STORAGE/MECH
- CIRCULATION
- PARKING
- FLOOR MOUNT DOUBLE STACK 8'-6"W X 3'D X 3'-6"H 90 CUFT TENANT STORAGE PER GLENDALE MC 30.11.050J
- WALL HUNG SINGLE 8'-6"W X 3'D X 3'-6"H 90 CUFT TENANT STORAGE PER GLENDALE MC 30.11.050J AND GLENDALE MC 30.32.180.CHART VIII (SEE BELOW). MIN 4' HEIGHT CLEAR AT PARKING STALL

MIN CLEARANCES AT PARKING STALLS WITH WALL HUNG STORAGE PER GLENDALE MC 30.32.180 CHART VIII



0' 8' 16' 32' 64'

N

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A102. / P1 LEVEL PLAN / 3/64" = 1'-0" / 07.19.2021

NOTES

01 PAVED DECORATIVE DRIVEWAY MATERIAL PER GLENDALE DESIGN GUIDELINES

02 GATE TO SUBTERRENEAN PARKING

SHEET NOTES

A. PER GMC 30.11.050.I, LAUNDRY FACILITIES TO BE PROVIDED TO SERVE ALL DWELLING UNITS IN THE INDIVIDUAL DWELLING UNIT OR IN A COMMON LAUNDRY ROOM. COMMON LAUNDRY ROOMS SHALL BE IN AN ACCESSIBLE LOCATION AND SHALL HAVE AT LEAST 1 WASHER AND 1 DRYER FOR EACH 10 DWELLING UNITS. UNITS SHALL BE MAINTAINED IN OPERABLE CONDITION AND ACCESSIBLE TO ALL TENANTS DAILY BETWEEN HOURS 7 AM AND 10 PM.

B. PER UFAS 4.34.7, LAUNDRY FACILITIES SHALL BE PROVIDED WITH FRONT LOAD EQUIPMENT COMPLYING WITH CLEAR FLOOR SPACE PER SECTION 4.27.2, HEIGHT PER SECTION 4.27.3, AND REACH RANGE PER SECTION 4.27.4.

LAUNDRY SUMMARY

APPLICANCE TYPE	REQUIRED	PROVIDED
BUILDING A		
27" FRONT LOAD DRYER		10
27" FRONT LOAD WASHER		10
BUILDING B		
27" FRONT LOAD DRYER		12
27" FRONT LOAD WASHER		12
BUILDING C		
27" FRONT LOAD DRYER		14
27" FRONT LOAD WASHER		14

LEGEND

- RESIDENTIAL
- RESIDENTIAL - MANAGER'S UNIT
- AMENITIES
- UTILITY/STORAGE/MECH
- CIRCULATION
- PARKING

0' 8' 16' 32' 64'

N

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A110. / 1ST FLOOR PLAN / 3/64" = 1'-0" / 07.19.2021

NOTES

SHEET NOTES

A. PER GMC 30.11.050.I, LAUNDRY FACILITIES TO BE PROVIDED TO SERVE ALL DWELLING UNITS IN THE INDIVIDUAL DWELLING UNIT OR IN A COMMON LAUNDRY ROOM. COMMON LAUNDRY ROOMS SHALL BE IN AN ACCESSIBLE LOCATION AND SHALL HAVE AT LEAST 1 WASHER AND 1 DRYER FOR EACH 10 DWELLING UNITS. UNITS SHALL BE MAINTAINED IN OPERABLE CONDITION AND ACCESSIBLE TO ALL TENANTS DAILY BETWEEN HOURS 7 AM AND 10 PM.

B. PER UFAS 4.34.7, LAUNDRY FACILITIES SHALL BE PROVIDED WITH FRONT LOAD EQUIPMENT COMPLYING WITH CLEAR FLOOR SPACE PER SECTION 4.27.2, HEIGHT PER SECTION 4.27.3, AND REACH RANGE PER SECTION 4.27.4.

LAUNDRY SUMMARY

APPLICANCE TYPE	REQUIRED	PROVIDED
BUILDING A		
27" FRONT LOAD DRYER		10
27" FRONT LOAD WASHER		10
BUILDING B		
27" FRONT LOAD DRYER		12
27" FRONT LOAD WASHER		12
BUILDING C		
27" FRONT LOAD DRYER		14
27" FRONT LOAD WASHER		14

LEGEND

- RESIDENTIAL
- RESIDENTIAL - MANAGER'S UNIT
- AMENITIES
- UTILITY/STORAGE/MECH
- CIRCULATION
- PARKING

0' 8' 16' 32' 64'

N

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A120. / 2ND FLOOR PLAN / 3/64" = 1'-0" / 07.19.2021

NOTES

SHEET NOTES

A. PER GMC 30.11.050.I, LAUNDRY FACILITIES TO BE PROVIDED TO SERVE ALL DWELLING UNITS IN THE INDIVIDUAL DWELLING UNIT OR IN A COMMON LAUNDRY ROOM. COMMON LAUNDRY ROOMS SHALL BE IN AN ACCESSIBLE LOCATION AND SHALL HAVE AT LEAST 1 WASHER AND 1 DRYER FOR EACH 10 DWELLING UNITS. UNITS SHALL BE MAINTAINED IN OPERABLE CONDITION AND ACCESSIBLE TO ALL TENANTS DAILY BETWEEN HOURS 7 AM AND 10 PM.

B. PER UFAS 4.34.7, LAUNDRY FACILITIES SHALL BE PROVIDED WITH FRONT LOAD EQUIPMENT COMPLYING WITH CLEAR FLOOR SPACE PER SECTION 4.27.2, HEIGHT PER SECTION 4.27.3, AND REACH RANGE PER SECTION 4.27.4.

LAUNDRY SUMMARY

APPLICANCE TYPE	REQUIRED	PROVIDED
BUILDING A		
27" FRONT LOAD DRYER		10
27" FRONT LOAD WASHER		10
BUILDING B		
27" FRONT LOAD DRYER		12
27" FRONT LOAD WASHER		12
BUILDING C		
27" FRONT LOAD DRYER		14
27" FRONT LOAD WASHER		14

LEGEND

- RESIDENTIAL
- RESIDENTIAL - MANAGER'S UNIT
- AMENITIES
- UTILITY/STORAGE/MECH
- CIRCULATION
- PARKING

0' 8' 16' 32' 64'

N

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A130. / 3RD FLOOR PLAN / 3/64" = 1'-0" / 07.19.2021

NOTES

SHEET NOTES

A. PER GMC 30.11.050.I, LAUNDRY FACILITIES TO BE PROVIDED TO SERVE ALL DWELLING UNITS IN THE INDIVIDUAL DWELLING UNIT OR IN A COMMON LAUNDRY ROOM. COMMON LAUNDRY ROOMS SHALL BE IN AN ACCESSIBLE LOCATION AND SHALL HAVE AT LEAST 1 WASHER AND 1 DRYER FOR EACH 10 DWELLING UNITS. UNITS SHALL BE MAINTAINED IN OPERABLE CONDITION AND ACCESSIBLE TO ALL TENANTS DAILY BETWEEN HOURS 7 AM AND 10 PM.

B. PER UFAS 4.34.7, LAUNDRY FACILITIES SHALL BE PROVIDED WITH FRONT LOAD EQUIPMENT COMPLYING WITH CLEAR FLOOR SPACE PER SECTION 4.27.2, HEIGHT PER SECTION 4.27.3, AND REACH RANGE PER SECTION 4.27.4.

LAUNDRY SUMMARY

APPLICANCE TYPE	REQUIRED	PROVIDED
BUILDING A		
27" FRONT LOAD DRYER		10
27" FRONT LOAD WASHER		10
BUILDING B		
27" FRONT LOAD DRYER		12
27" FRONT LOAD WASHER		12
BUILDING C		
27" FRONT LOAD DRYER		14
27" FRONT LOAD WASHER		14

LEGEND

- RESIDENTIAL
- RESIDENTIAL - MANAGER'S UNIT
- AMENITIES
- UTILITY/STORAGE/MECH
- CIRCULATION
- PARKING

0' 8' 16' 32' 64'

N

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A140. / 4TH FLOOR PLAN / 3/64" = 1'-0" / 07.19.2021

NOTES

SHEET NOTES

A. PER GMC 30.11.050.I, LAUNDRY FACILITIES TO BE PROVIDED TO SERVE ALL DWELLING UNITS IN THE INDIVIDUAL DWELLING UNIT OR IN A COMMON LAUNDRY ROOM. COMMON LAUNDRY ROOMS SHALL BE IN AN ACCESSIBLE LOCATION AND SHALL HAVE AT LEAST 1 WASHER AND 1 DRYER FOR EACH 10 DWELLING UNITS. UNITS SHALL BE MAINTAINED IN OPERABLE CONDITION AND ACCESSIBLE TO ALL TENANTS DAILY BETWEEN HOURS 7 AM AND 10 PM.

B. PER UFAS 4.34.7, LAUNDRY FACILITIES SHALL BE PROVIDED WITH FRONT LOAD EQUIPMENT COMPLYING WITH CLEAR FLOOR SPACE PER SECTION 4.27.2, HEIGHT PER SECTION 4.27.3, AND REACH RANGE PER SECTION 4.27.4.

LAUNDRY SUMMARY

APPLICANCE TYPE	REQUIRED	PROVIDED
BUILDING A		
27" FRONT LOAD DRYER		10
27" FRONT LOAD WASHER		10
BUILDING B		
27" FRONT LOAD DRYER		12
27" FRONT LOAD WASHER		12
BUILDING C		
27" FRONT LOAD DRYER		14
27" FRONT LOAD WASHER		14

LEGEND

- RESIDENTIAL
- RESIDENTIAL - MANAGER'S UNIT
- AMENITIES
- UTILITY/STORAGE/MECH
- CIRCULATION
- PARKING

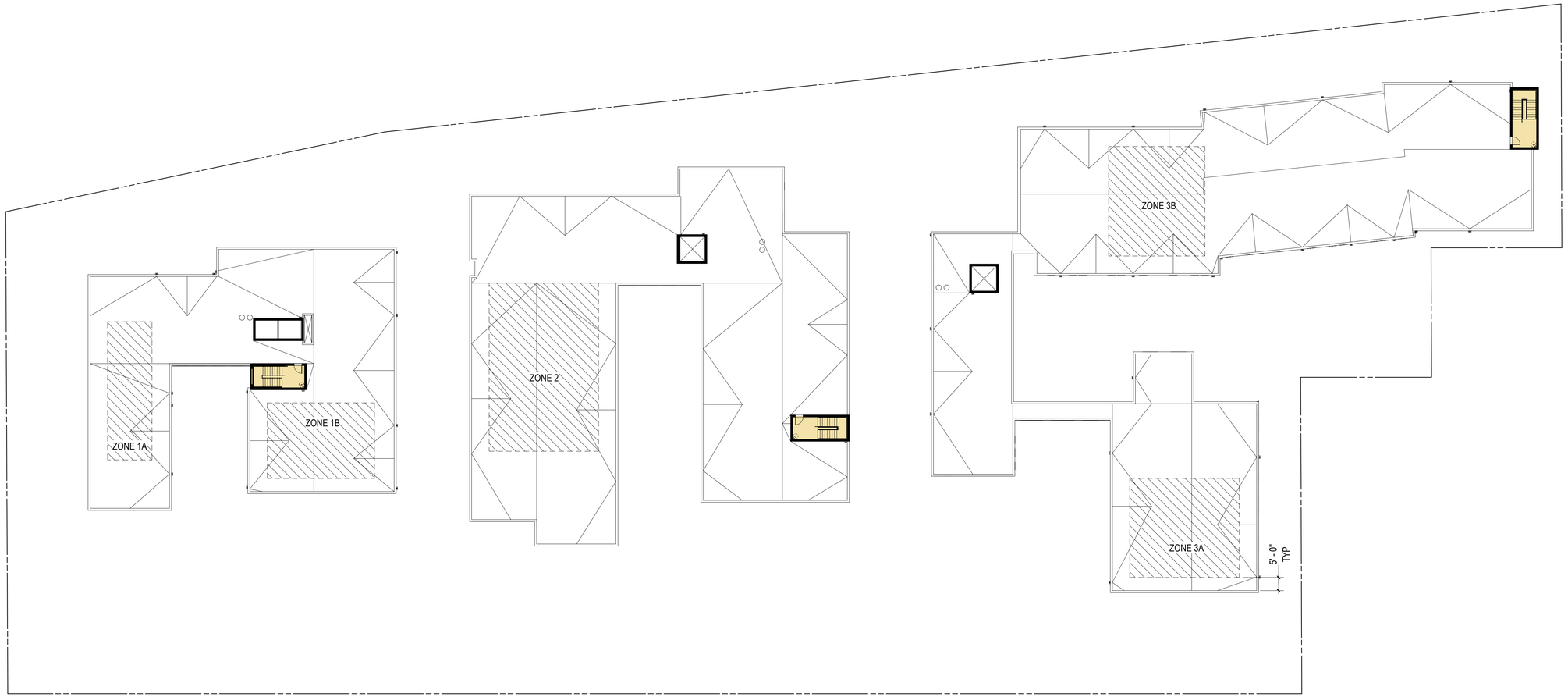
0' 8' 16' 32' 64'

N

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A150. / 5TH FLOOR PLAN / 3/64" = 1'-0" / 07.19.2021



NOTES

SOLAR ZONE SUMMARY

BUILDING A

BUILDING A ROOF AREA = 2,758 SQFT (3RD) + 2,534 SQFT (5TH) + 8,559 SQFT (ROOF) = 13,851 SQFT

REQUIRED SOLAR ZONE AREA = (13,851 SQFT X .15) = 2,077 SQFT

PROVIDED SOLAR ZONE AREA = (ZONE 1A + ZONE 1B) = **2,080 SQFT**

BUILDING B

BUILDING B ROOF AREA = 2,758 SQFT (3RD) + 221 SQFT (4TH) + 627 SQFT (5TH) + 14,315 SQFT (ROOF) = 17,921 SQFT

REQUIRED SOLAR ZONE AREA = (17,921 SQFT X .15) = 2,688 SQFT

PROVIDED SOLAR ZONE AREA = (ZONE 2) = **2,690 SQFT**

BUILDING C

BUILDING C ROOF AREA = 2,977 SQFT (5TH) + 17,832 SQFT (ROOF) = 20,809 SF

REQUIRED SOLAR ZONE AREA = (20,809 X .15) = 3,122 SQFT

PROVIDED SOLAR ZONE AREA = ZONE 3A + ZONE 3B) = **3,125 SQFT**

NOTE: SOLAR ZONE REQUIREMENTS PER CALIFORNIA ENERGY CODE SECTION 110.10

ROOFTOP EQUIPMENT

ROOFTOP EQUIPMENT TO BE COMPLETELY ENCLOSED ON ALL SIDES OR SCREEN FROM VIEW OF PUBLIC RIGHTS 'OF' WAY PER GLENDALE MC 30.30.020 B.

LEGEND

- RESIDENTIAL
- RESIDENTIAL - MANAGER'S UNIT
- AMENITIES
- UTILITY/STORAGE/MECH
- CIRCULATION
- PARKING
- SOLAR READY ZONE PER CALIFORNIA ENERGY CODE SECTION 110.10

0' 8' 16' 32' 64'

N

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A160. / ROOF PLAN / 3/64" = 1'-0" / 07.19.2021

SOUTH ELEVATION - A
3/32" = 1'-0"
1

EAST ELEVATION - A
3/32" = 1'-0"
2

NOTES

02 OPEN TRELLIS
03 RAISED PLANTER
04 PEDESTRIAN ENCLOSURE
05 8'-0" HIGH CMU SITE WALL, PTD
06 8'-0" HIGH WROUGHT IRON FENCE

LEGEND

PL-1 EXTERIOR CEMENT PLASTER PAINTED OFF-WHITE COLOR SW 7042 OR SIM

PL-2 EXTERIOR CEMENT PLASTER PAINTED DARK GREY COLOR SW 9154 OR SIM

PL-3 EXTERIOR CEMENT PLASTER PAINTED TAN COLOR SW 7517 OR SIM

PL-4 EXTERIOR CEMENT PLASTER PAINTED ACCENT COLOR 'A'

PL-5 EXTERIOR CEMENT PLASTER PAINTED ACCENT COLOR 'B'

FC-1 EXTERIOR FIBER CEMENT BOARD HARDIE LAP SIDING OR SIM ACCENT COLOR 'A'

FC-2 EXTERIOR FIBER CEMENT BOARD HARDIE LAP SIDING OR SIM ACCENT COLOR 'B'

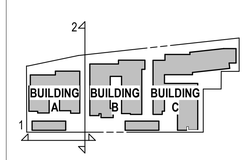
FC-3 EXTERIOR FIBER CEMENT BOARD HARDIE ARTISAN V-GROOVE OR SIM ACCENT COLOR 'A'

FC-4 EXTERIOR FIBER CEMENT BOARD HARDIE BOARD AND BATTEN OR SIM SW 7042 OR SIM

MV-1 THIN BRICK VENEER

DV-1 EXTERIOR DECORATIVE VENEER SW 7511 OR SIM

KEY PLAN



GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A200A. / BUILDING ELEVATIONS - A / As indicated / 07.19.2021

NORTH ELEVATION - A
3/32" = 1'-0"
1

WEST ELEVATION - A
3/32" = 1'-0"
2

NOTES

02 OPEN TRELLIS
03 RAISED PLANTER
04 PEDESTRIAN ENCLOSURE
05 8'-0" HIGH CMU SITE WALL, PTD
06 8'-0" HIGH WROUGHT IRON FENCE

LEGEND

PL-1 EXTERIOR CEMENT PLASTER PAINTED OFF-WHITE COLOR SW 7042 OR SIM

PL-2 EXTERIOR CEMENT PLASTER PAINTED DARK GREY COLOR SW 9154 OR SIM

PL-3 EXTERIOR CEMENT PLASTER PAINTED TAN COLOR SW 7517 OR SIM

PL-4 EXTERIOR CEMENT PLASTER PAINTED ACCENT COLOR 'A'

PL-5 EXTERIOR CEMENT PLASTER PAINTED ACCENT COLOR 'B'

FC-1 EXTERIOR FIBER CEMENT BOARD HARDIE LAP SIDING OR SIM ACCENT COLOR 'A'

FC-2 EXTERIOR FIBER CEMENT BOARD HARDIE LAP SIDING OR SIM ACCENT COLOR 'B'

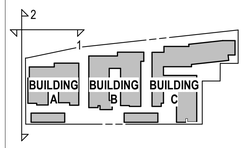
FC-3 EXTERIOR FIBER CEMENT BOARD HARDIE ARTISAN V-GROOVE OR SIM ACCENT COLOR 'A'

FC-4 EXTERIOR FIBER CEMENT BOARD HARDIE BOARD AND BATTEN OR SIM SW 7042 OR SIM

MV-1 THIN BRICK VENEER

DV-1 EXTERIOR DECORATIVE VENEER SW 7511 OR SIM

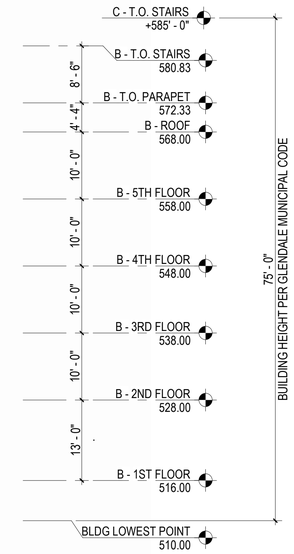
KEY PLAN



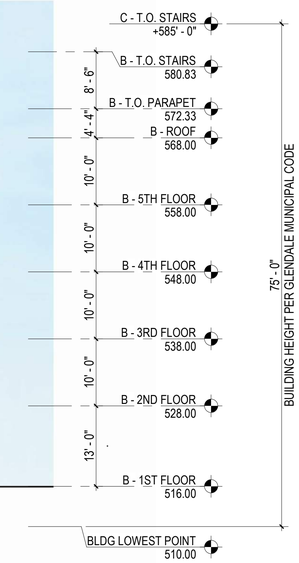
GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A201A. / BUILDING ELEVATIONS - A / As indicated / 07.19.2021



SOUTH ELEVATION - B
3/32" = 1'-0"
1



EAST ELEVATION - B
3/32" = 1'-0"
2

NOTES

02 OPEN TRELLIS
03 RAISED PLANTER
04 PEDESTRIAN ENCLOSURE
05 8'-0" HIGH CMU SITE WALL, PTD
06 8'-0" HIGH WROUGHT IRON FENCE

LEGEND

PL-1 EXTERIOR CEMENT PLASTER PAINTED OFF-WHITE COLOR SW 7042 OR SIM

PL-2 EXTERIOR CEMENT PLASTER PAINTED DARK GREY COLOR SW 9154 OR SIM

PL-3 EXTERIOR CEMENT PLASTER PAINTED TAN COLOR SW 7517 OR SIM

PL-4 EXTERIOR CEMENT PLASTER PAINTED ACCENT COLOR 'A'

PL-5 EXTERIOR CEMENT PLASTER PAINTED ACCENT COLOR 'B'

FC-1 EXTERIOR FIBER CEMENT BOARD HARDIE LAP SIDING OR SIM ACCENT COLOR 'A'

FC-2 EXTERIOR FIBER CEMENT BOARD HARDIE LAP SIDING OR SIM ACCENT COLOR 'B'

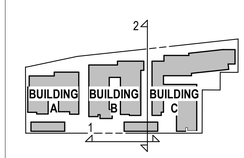
FC-3 EXTERIOR FIBER CEMENT BOARD HARDIE ARTISAN V-GROOVE OR SIM ACCENT COLOR 'A'

FC-4 EXTERIOR FIBER CEMENT BOARD HARDIE BOARD AND BATTEN OR SIM SW 7042 OR SIM

MV-1 THIN BRICK VENEER

DV-1 EXTERIOR DECORATIVE VENEER SW 7511 OR SIM

KEY PLAN



GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A203B. / BUILDING ELEVATIONS - B / As indicated / 07.19.2021

NORTH ELEVATION - B
3/32" = 1'-0"
1

WEST ELEVATION - B
3/32" = 1'-0"
2

NOTES

02 OPEN TRELLIS
03 RAISED PLANTER
04 PEDESTRIAN ENCLOSURE
05 8'-0" HIGH CMU SITE WALL, PTD
06 8'-0" HIGH WROUGHT IRON FENCE

LEGEND

PL-1 EXTERIOR CEMENT PLASTER PAINTED OFF-WHITE COLOR SW 7042 OR SIM

PL-2 EXTERIOR CEMENT PLASTER PAINTED DARK GREY COLOR SW 9154 OR SIM

PL-3 EXTERIOR CEMENT PLASTER PAINTED TAN COLOR SW 7517 OR SIM

PL-4 EXTERIOR CEMENT PLASTER PAINTED ACCENT COLOR 'A'

PL-5 EXTERIOR CEMENT PLASTER PAINTED ACCENT COLOR 'B'

FC-1 EXTERIOR FIBER CEMENT BOARD HARDIE LAP SIDING OR SIM ACCENT COLOR 'A'

FC-2 EXTERIOR FIBER CEMENT BOARD HARDIE LAP SIDING OR SIM ACCENT COLOR 'B'

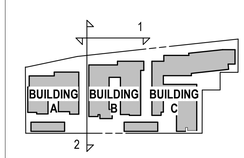
FC-3 EXTERIOR FIBER CEMENT BOARD HARDIE ARTISAN V-GROOVE OR SIM ACCENT COLOR 'A'

FC-4 EXTERIOR FIBER CEMENT BOARD HARDIE BOARD AND BATTEN OR SIM SW 7042 OR SIM

MV-1 THIN BRICK VENEER

DV-1 EXTERIOR DECORATIVE VENEER SW 7511 OR SIM

KEY PLAN



GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A204B. / BUILDING ELEVATIONS - B / As indicated / 07.19.2021

SOUTH ELEVATION - C
3/32" = 1'-0"
1

EAST ELEVATION - C
3/32" = 1'-0"
2

NOTES

02 OPEN TRELLIS
03 RAISED PLANTER
04 PEDESTRIAN ENCLOSURE
05 8'-0" HIGH CMU SITE WALL, PTD
06 8'-0" HIGH WROUGHT IRON FENCE

LEGEND

PL-1 EXTERIOR CEMENT PLASTER PAINTED OFF-WHITE COLOR SW 7042 OR SIM

PL-2 EXTERIOR CEMENT PLASTER PAINTED DARK GREY COLOR SW 9154 OR SIM

PL-3 EXTERIOR CEMENT PLASTER PAINTED TAN COLOR SW 7517 OR SIM

PL-4 EXTERIOR CEMENT PLASTER PAINTED ACCENT COLOR 'A'

PL-5 EXTERIOR CEMENT PLASTER PAINTED ACCENT COLOR 'B'

FC-1 EXTERIOR FIBER CEMENT BOARD HARDIE LAP SIDING OR SIM ACCENT COLOR 'A'

FC-2 EXTERIOR FIBER CEMENT BOARD HARDIE LAP SIDING OR SIM ACCENT COLOR 'B'

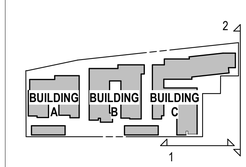
FC-3 EXTERIOR FIBER CEMENT BOARD HARDIE ARTISAN V-GROOVE OR SIM ACCENT COLOR 'A'

FC-4 EXTERIOR FIBER CEMENT BOARD HARDIE BOARD AND BATTEN OR SIM SW 7042 OR SIM

MV-1 THIN BRICK VENEER

DV-1 EXTERIOR DECORATIVE VENEER SW 7511 OR SIM

KEY PLAN



GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A206C. / BUILDING ELEVATIONS - C / As indicated / 07.19.2021

NORTH ELEVATION - C
3/32" = 1'-0"
1

WEST ELEVATION - C
3/32" = 1'-0"
2

NOTES

02 OPEN TRELLIS
03 RAISED PLANTER
04 PEDESTRIAN ENCLOSURE
05 8'-0" HIGH CMU SITE WALL, PTD
06 8'-0" HIGH WROUGHT IRON FENCE

LEGEND

PL-1 EXTERIOR CEMENT PLASTER PAINTED OFF-WHITE COLOR SW 7042 OR SIM

PL-2 EXTERIOR CEMENT PLASTER PAINTED DARK GREY COLOR SW 9154 OR SIM

PL-3 EXTERIOR CEMENT PLASTER PAINTED TAN COLOR SW 7517 OR SIM

PL-4 EXTERIOR CEMENT PLASTER PAINTED ACCENT COLOR 'A'

PL-5 EXTERIOR CEMENT PLASTER PAINTED ACCENT COLOR 'B'

FC-1 EXTERIOR FIBER CEMENT BOARD HARDIE LAP SIDING OR SIM ACCENT COLOR 'A'

FC-2 EXTERIOR FIBER CEMENT BOARD HARDIE LAP SIDING OR SIM ACCENT COLOR 'B'

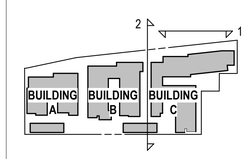
FC-3 EXTERIOR FIBER CEMENT BOARD HARDIE ARTISAN V-GROOVE OR SIM ACCENT COLOR 'A'

FC-4 EXTERIOR FIBER CEMENT BOARD HARDIE BOARD AND BATTEN OR SIM SW 7042 OR SIM

MV-1 THIN BRICK VENEER

DV-1 EXTERIOR DECORATIVE VENEER SW 7511 OR SIM

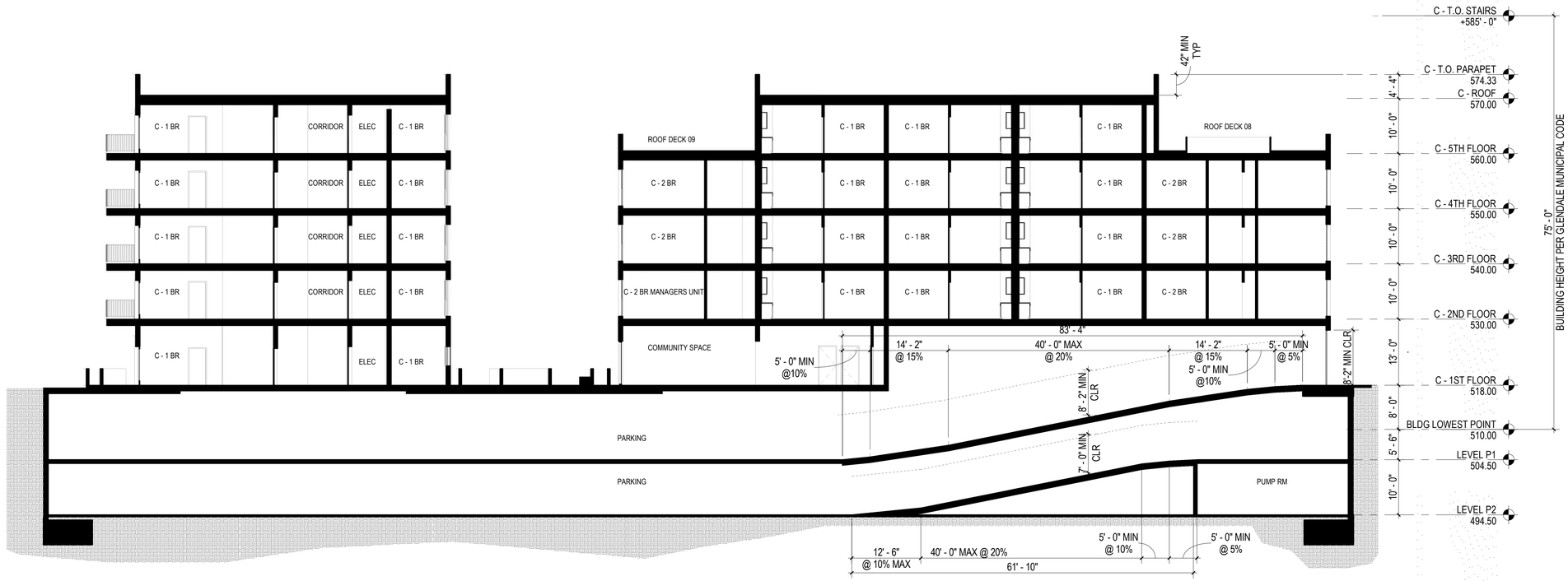
KEY PLAN



GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

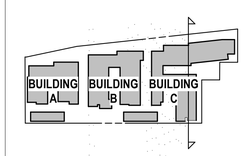
A207C. / BUILDING ELEVATIONS - C / As indicated / 07.19.2021



BUILDING SECTION - C
3/32" = 1'-0"
1

NOTES

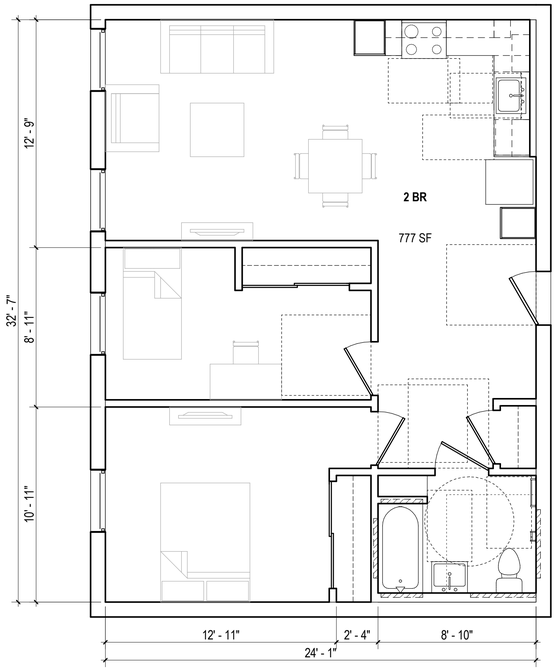
KEY PLAN



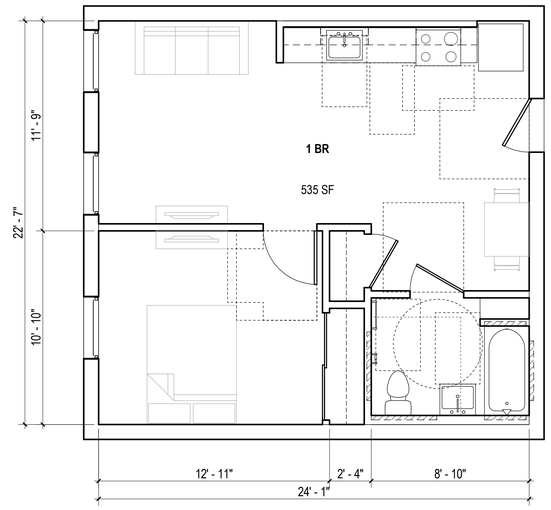
GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

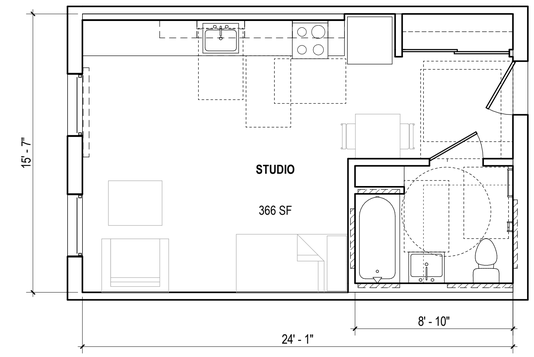
A300A. / BUILDING SECTION / As indicated / 07.19.2021



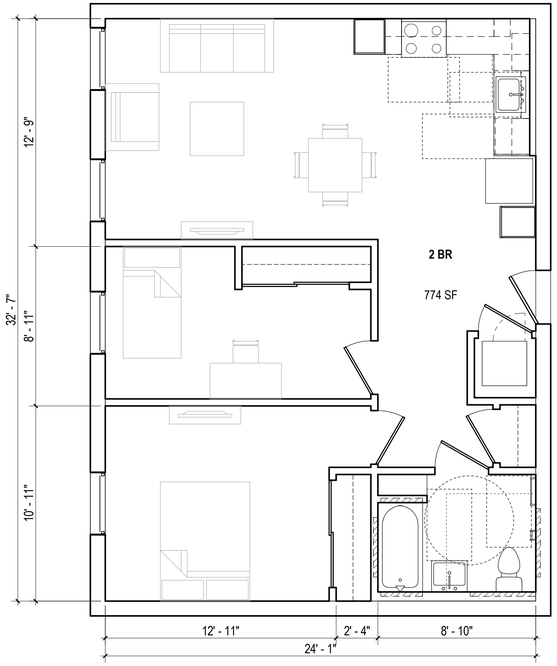
UNIT TYPE 2 BR
1/4" = 1'-0"
4



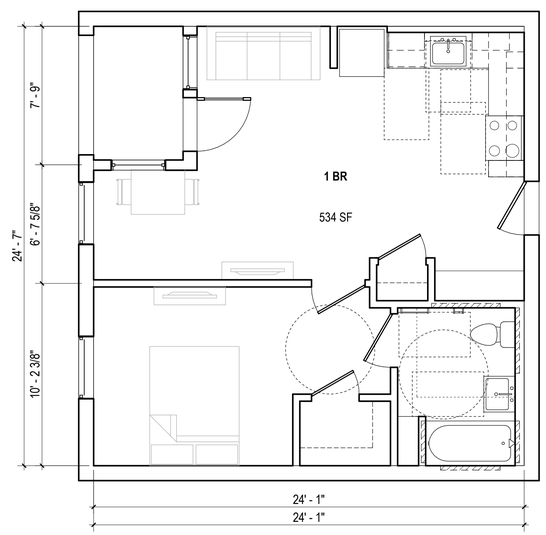
UNIT TYPE 1 BR A
1/4" = 1'-0"
2



UNIT TYPE STUDIO
1/4" = 1'-0"
1



UNIT TYPE 2 BR MANAGERS UNIT
1/4" = 1'-0"
5



UNIT TYPE 1 BR B
1/4" = 1'-0"
3

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

A600. / ENLARGED TYPICAL UNIT PLANS / 1/4" = 1'-0" / 07.19.2021

GROUNDCOVER AND SHRUB PLANTING LEGEND

IMAGE REFERENCE	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
	ACACIA "COUSIN ITT"	COUSIN ITT ACACIA	LOW WATER USE	5 GAL
	AGAVE ATTENUATA "VARIEGATA"	VARIEGATA FOX TAIL AGAVE	LOW WATER USE	15 GAL
	AGAVE "BLUE FLAME"	BLUE FLAME AGAVE	LOW WATER USE	15 GAL
	AGAVE "BLUE GLOW"	BLUE GLOW AGAVE	LOW WATER USE	5 GAL
	BACCHARIS PILULARIS "PIGEON POINT"	DWARF COYOTE BRUSH	LOW WATER USE	5 GAL
	DIANELLA REVOLUTA "LITTLE REV"	LITTLE REV FLAX LILY	LOW WATER USE	5 GAL
	GREVILLEA LANIGERA "COASTAL GEM"	WOLLY GREVILLEA	LOW WATER USE	5 GAL
	JUNIPERUS PROCUMBENS "NANA"	DWARF JAPANESE GARDEN JUNIPER	LOW WATER USE	5 GAL
	LOMANDRA LONGIFOLIA "BREEZE"	BREEZE MATT RUSH	LOW WATER USE	5 GAL
	MUHLENBERGIA DUBIA	PINE MUHLY	LOW WATER USE	5 GAL
	PITTOSPORUM TOBIRA "WHEELER'S DWARF"	WHEELER'S DWARF JAPANESE PITTOSPORUM	MODERATE WATER USE	15 GAL
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	MODERATE WATER USE	5 GAL
	RIBES VIBURNIFOLIUM	CATALINA CURRANT	VERY LOW WATER USE	5 GAL
	ROSMARINUS OFFICINALIS "HUNTINGTON CARPET"	TRAILING ROSEMARY	VERY LOW WATER USE	5 GAL
	SALVIA CLEVELANDII "WINNIFRED GILMAN"	WINNIFRED GILMAN CLEVELAND SAGE	VERY LOW WATER USE	15 GAL
	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN	MODERATE WATER USE	15 GAL

TREE PLANTING LEGEND

IMAGE REFERENCE	TREE SYMBOLS	BOTANICAL NAME	COMMON NAME	WUCOLS	SIZE
		ALNUS RHOMBIFOLIA	WHITE ALDER	HIGH WATER USE	36"BOX
		BETULA NIGRA	RIVER BIRCH	HIGH WATER USE	36"BOX
		CERCIS OCCIDENTALIS	WESTERN REDBUD	LOW WATER USE	24"BOX
		CUPRESSUS FORBESII	TECATE CYPRESS	VERY LOW WATER USE	24"BOX
		OLEA EUROPAEA "WILSONII"	WILSONII OLIVE	LOW WATER USE	36"BOX
		PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	MODERATE WATER USE	36"BOX
		QUERCUS AGRIFOLIA	COAST LIVE OAK	VERY LOW WATER USE	48"BOX
		RHUS LANCEA	AFRICAN SUMAC	LOW WATER USE	36"BOX

TABLE OF AREAS

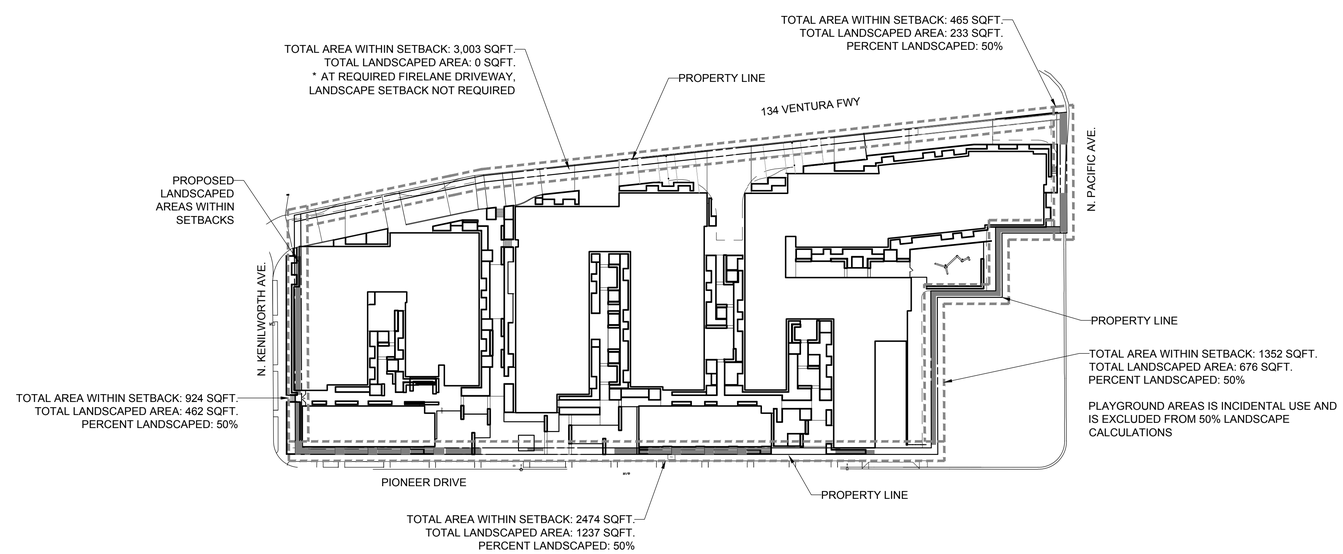
TOTAL LOT AREA	121,967 SQFT
TOTAL BUILDING SITE FOOTPRINT AREA	70,694 SQFT
TOTAL GROUND LEVEL PLANTED AREA	18,295 SQFT
TOTAL GROUND LEVEL HARDSCAPED AREA	32,978 SQFT
PERCENTAGE OF TOTAL LOT AREA TO BE PERMANENTLY LANDSCAPED OPEN SPACE AT LEVEL 01	15%
4TH FLOOR PLANTED AREA	262 SQFT
5TH FLOOR PLANTED AREA	375 SQFT
PERCENTAGE OF TOTAL LOT AREA TO BE PERMANENTLY LANDSCAPED OPEN SPACE AT LEVEL 1, 4, AND 5	15.5%
TOTAL TREES PROPOSED ON SITE AT LEVEL 1	106
TOTAL STREET TREES PROPOSED	18
NATIVE TREES TO BE REMOVED	13
NON-NATIVE TREES TO BE REMOVED	47

PROTECTED NATIVE TREES REMOVED DUE TO IMPACT DURING CONSTRUCTION SHALL BE REPLACED 2:1

LANDSCAPED SETBACK AREA PLAN

SCALE: NTS

SEE SHEET G040 FOR SETBACK INFORMATION



GLENDALE II

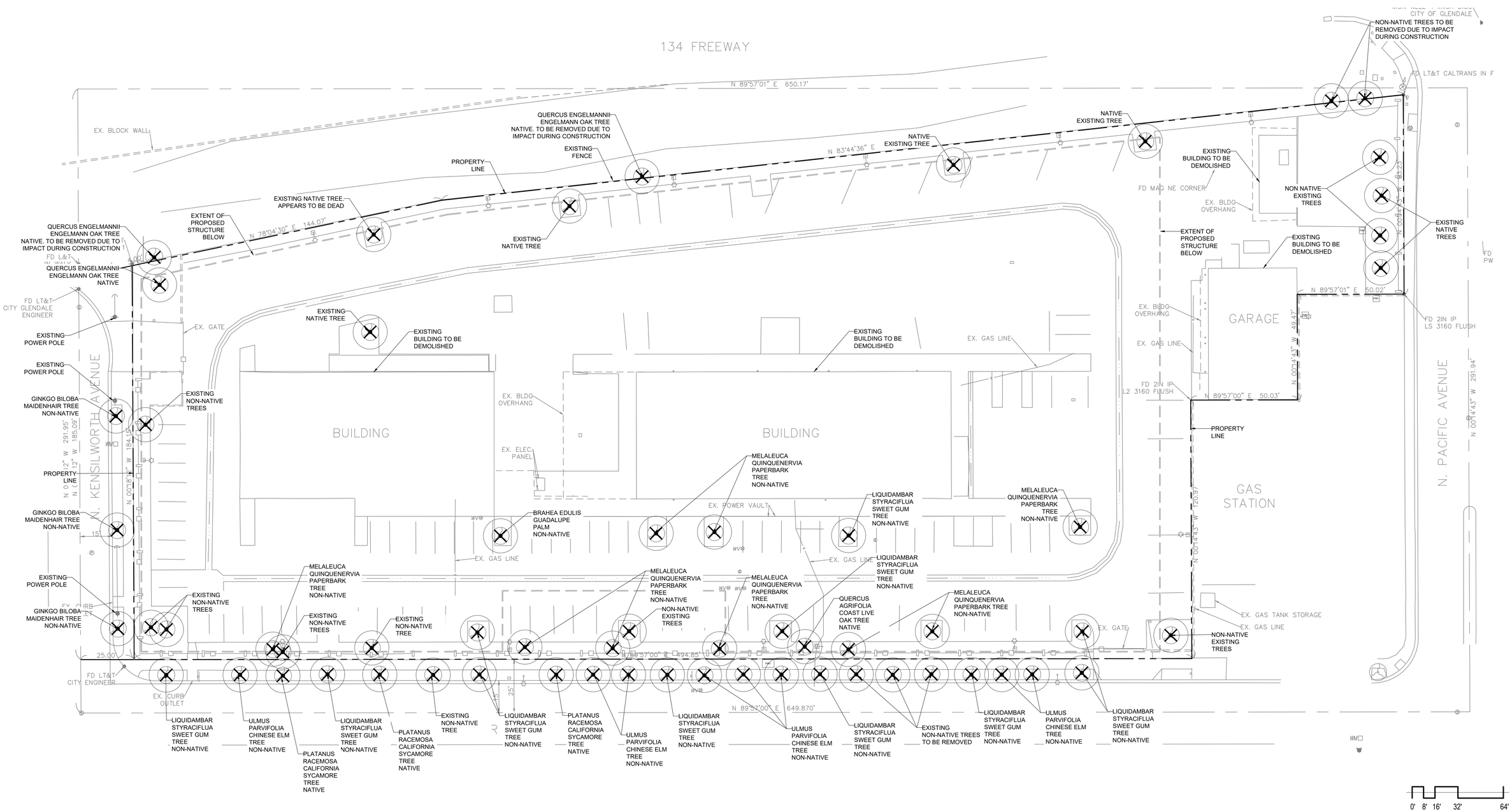
515 PIONEER AVE
GLENDALE, CA 91203

L000. / 1ST FLOOR LANDSCAPE PLAN / 3/64" = 1'-0" / 07.19.21

TREE DISPOSITION LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

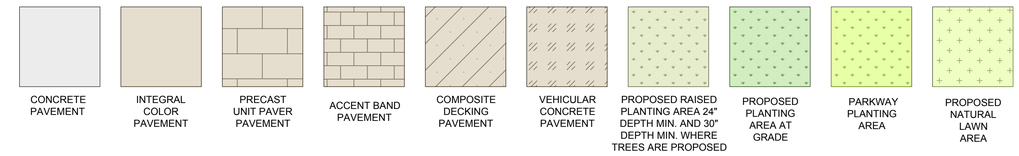


GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

L010. / TREE DISPOSITION PLAN / 3/64" = 1'-0" / 07.19.21

MATERIAL LEGEND



0' 8' 16' 32' 64'

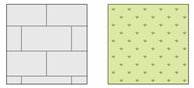
N

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

L110. / 1ST FLOOR LANDSCAPE PLAN / 3/64" = 1'-0" / 07.19.21

MATERIAL LEGEND



PRECAST UNIT PAVER PAVEMENT

PROPOSED RAISED PLANTING AREA

0' 8' 16' 32' 64'

N

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

L140. / 4TH FLOOR LANDSCAPE PLAN / 3/64" = 1'-0" / 07.19.21

MATERIAL LEGEND

0' 8' 16' 32' 64'

N

GLENDALE II

515 PIONEER AVE
GLENDALE, CA 91203

L150. / 5TH FLOOR LANDSCAPE PLAN / 3/64" = 1'-0" / 07.19.21